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DAVID MARTIN  
GROUP

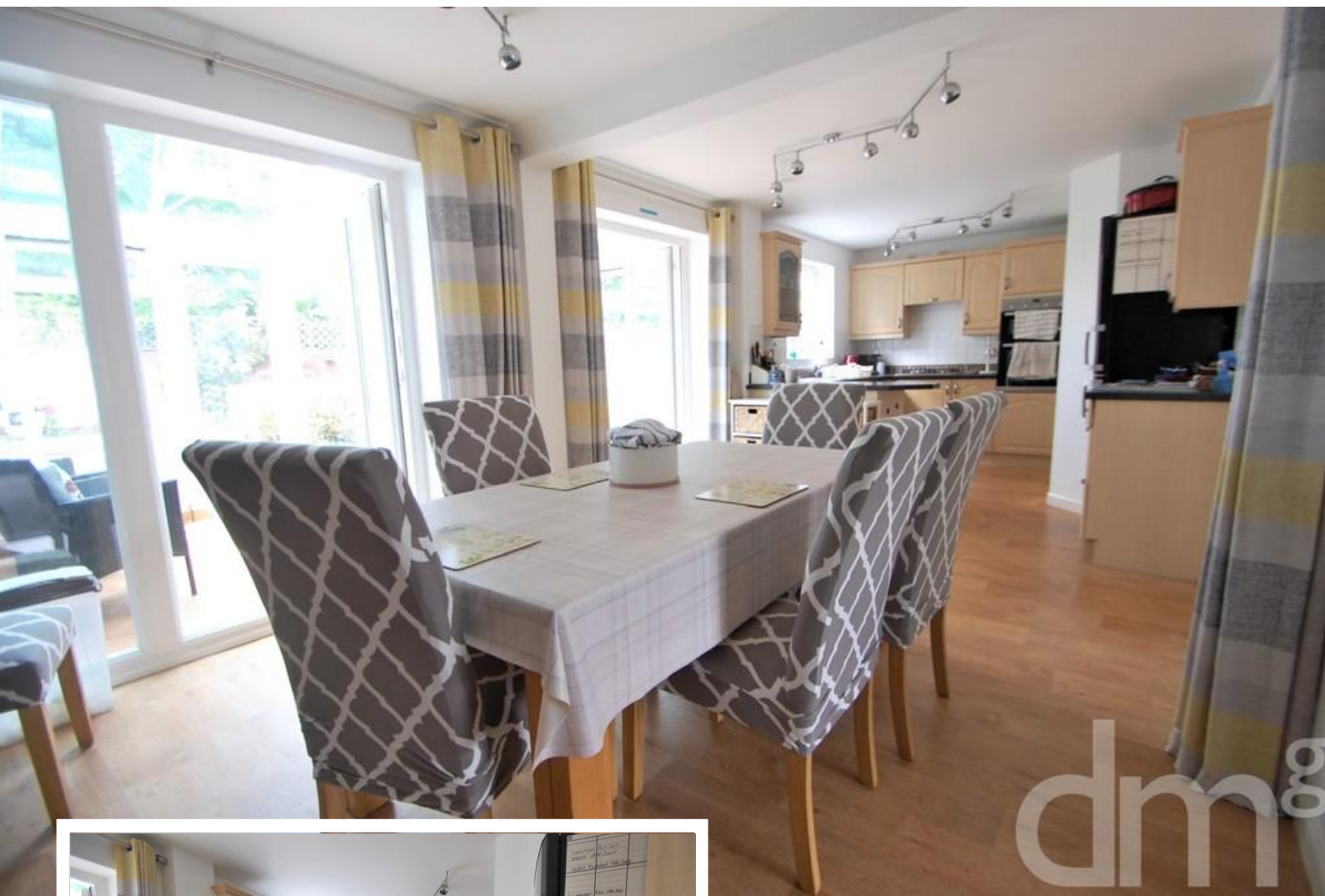
**Hawthorn Road**  
Tolleshunt Knights, CM9 8WB

**£500,000**  
EPC Rating 'TBC'

- Detached Five Bedroom House
- Large Kitchen/Diner
- Conservatory
- CHAIN FREE







## Property Description

David Martin Estate Agents are delighted to offer for sale this spacious five-bedroom detached family home situated in the desirable village of Tolleshunt Knights. The property offers ample living space for any growing family, the ground floor consists of a lounge, large kitchen/diner, utility room, conservatory, cloakroom and a ground floor bedroom with en-suite. The first floor has four good sized bedrooms with en-suite to bedroom one and a family bathroom. Externally the property benefits from off road parking for several vehicles and a secluded rear garden. We highly recommend a viewing to really appreciate all the space this property has to offer.



#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, stairs to first floor.

#### LOUNGE

15' 08" x 11' 02" (4.78m x 3.4m) Bay window to front, two radiators, feature fireplace with gas connected (not tested), double doors leading to:

#### KITCHEN/DINER

26' 01" x 10' 04" reducing to 7' 05" (7.95m x 3.15m) Two sets of French doors to conservatory, window to rear, fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, four ring gas hob with extractor over, eye level oven and grill, tiled splash back, space for dishwasher and fridge/freezer, radiator.

#### UTILITY ROOM

7' 03" x 5' 02" (2.21m x 1.57m) Door to side, a range of fitted units, space for washing machine and dryer, radiator, wall mounted boiler, extractor fan.

#### CONSERVATORY

15' 10" x 9' 06" (4.83m x 2.9m) French doors to rear garden, two radiators.

#### BEDROOM FIVE

14' 01" x 8' 00" (4.29m x 2.44m) Window to front, radiator.

#### ENSUITE

Shower cubicle, hand wash basin enclosed in vanity unit, vinyl floor.

#### CLOAKROOM

Low level W.C, hand wash basin.







#### LANDING

Airing cupboard, loft access.

#### MASTER BEDROOM

13' 10" reducing to 11' 02" x 12' 03" (4.22m x 3.73m)

Window to front, built in wardrobes, radiator.

#### ENSUITE

Window to front, shower cubicle, hand wash basin, low level W.C, part tiled walls, vinyl flooring, extractor fan, radiator.

#### BEDROOM TWO

12' 02" x 9' 10" (3.71m x 3m) Window to rear, built in wardrobes, radiator.

#### BEDROOM THREE

12' 05" x 8' 05" (3.78m x 2.57m) Window to front, built in wardrobes, radiator.

#### BEDROOM FOUR

9' 00" x 8' 07" (2.74m x 2.62m) Window to rear, built in wardrobes, radiator.

#### BATHROOM

Window to rear, panel enclosed bath with mixer tap, low level W.C, hand wash basin, vinyl floor, radiator, extractor fan, part tiled walls.





## OUTSIDE

### FRONT

Hedge borders, driveway providing parking for several vehicles, side access to rear garden.

### REAR GARDEN

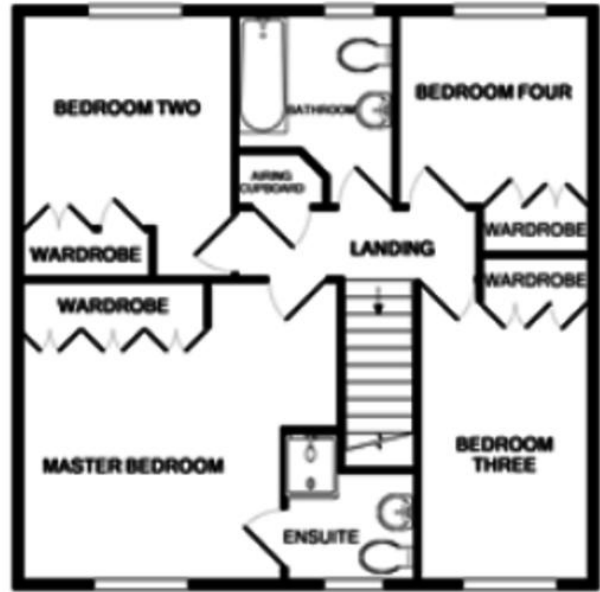
Mainly laid to lawn area with shrub borders, patio area, decked seating area, summer house (to remain), shed to side of property (to remain).







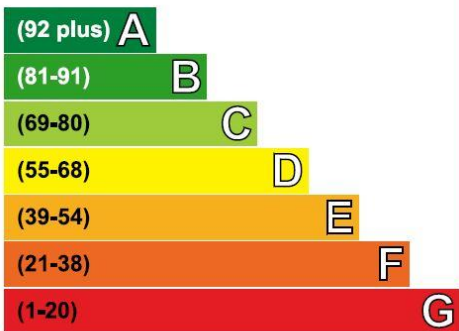
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
69	82



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements