



dm^g
DAVID MARTIN
GROUP

Sawyers Road
Little Totham, Maldon, CM9 8JW

£600,000
EPC Rating 'D'

- Four Bedroom Detached House
- Home Office/Garden Room
- Generous Corner Plot
- Conservatory





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious detached family home situated on a corner plot in the heart of the village of Little Totham, opposite the village Green and within walking distance of the village Pub. The property has been well maintained throughout consisting of a welcoming entrance hall, modern fitted kitchen/diner, lounge with double doors through to a conservatory, ground floor cloakroom and plenty of storage cupboards. On the first floor there are four good sized double bedrooms an ensuite and a family bathroom. Externally the property benefits from off road parking, a generous sized garden, an impressive garden room/home office with Bi-fold doors to enjoy the garden. The property really needs to be viewed to appreciate the setting and space it offers.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, tiled floor, radiators, two storage cupboards, stairs rising to first floor landing, double doors to:

KITCHEN/DINER

20' 10" x 12' 02" Maximum measurement. (6.35m x 3.71m) Comprehensively fitted with a modern kitchen with wall and base units incorporating a one and a half sink with drainer and mixer tap, range style cooker with extractor over, integrated full size fridge and freezer and washing machine, larder cupboard, under cabinet lighting, breakfast bar with storage and wine cooler beneath, vertical radiator, windows to front and side and door to side.



LOUNGE

20' 09" x 12' 09" (6.32m x 3.89m) Windows to front and side, laminate wood effect flooring, two radiators, open fire, spotlights, double doors to:

CONSERVATORY

13' 01" x 13' 00" (3.99m x 3.96m) Windows to rear and side, tiled floor, radiator, double doors to rear garden.



CLOAKROOM

Window to rear, wash hand basin, low level W.C.

LANDING

Window to rear, loft access, spotlights.

BEDROOM ONE

12' 09" x 11' 08" (3.89m x 3.56m) Window to side, radiator, fitted wardrobes, spotlights.

BEDROOM TWO

12' 02" x 12' 01" (3.71m x 3.68m) Window to front, radiator, walk in wardrobe.

BEDROOM THREE

12' 10" x 8' 09" (3.91m x 2.67m) Windows to front and side, radiator.

BEDROOM FOUR

12' 03" x 8' 05" (3.73m x 2.57m) Window to side, radiator, door to:



ENSUITE

Shower cubical with rainfall shower, corner wash hand basin inset to vanity unit, fully tiled, spotlights.



FAMILY BATHROOM

Window to front, bath with rainfall shower over and separate shower attachment, hand wash basin inset to vanity unit, fully tiled, spotlights, storage cupboard, closed cistern W.C, heated towel rail.

GARDEN ROOM/HOME OFFICE

16' 09" x 7' 09" (5.11m x 2.36m) Great space for a home office or entertaining with Bifold doors, spotlights, power and light connected.

OUTSIDE

Off road parking to the rear of the property, double gated access to rear garden.

REAR GARDEN

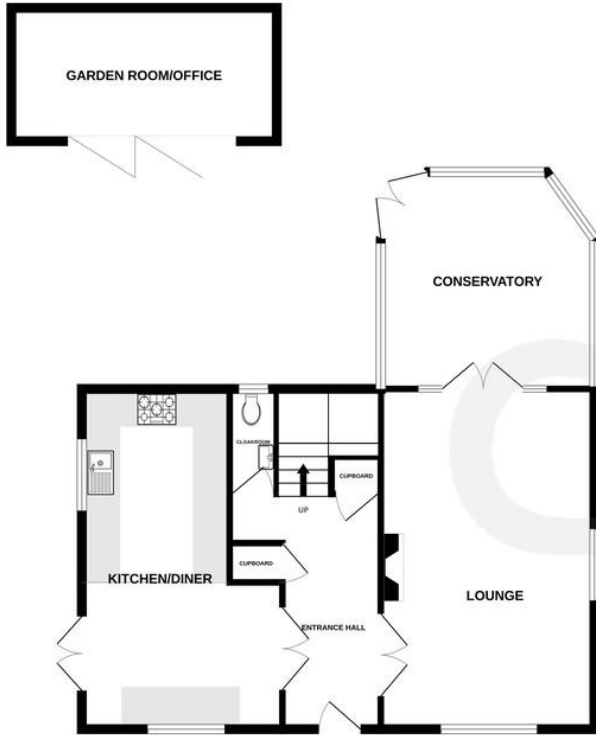
Wrap around garden with a decked seating area with a pergola over, additional patio seating area, rest mainly laid to lawn with shrub borders, outside lights and tap, summer house (to remain).





GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.

1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metroplan ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

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