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DAVID MARTIN  
GROUP

**Beckingham Street**  
Tolleshunt Major, Maldon, CM9 8LH

**£525,000**  
EPC Rating 'E'

- Four Bedroom Detached House
- Large Driveway and Double Garage
- Good Sized Garden with Farmland Views
- NO ONWARD CHAIN





## Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and versatile four-bedroom detached family home with farmland views situated in the village of Tolleshunt Major. The property is in need of some modernisation throughout and consists of a welcoming entrance hall, lounge with doors to the rear garden, dining room opening to a second reception room, kitchen, utility room and ground floor cloak room. On the first floor there are four bedrooms with an ensuite to bedroom one and a family bathroom. Externally the property benefits from a large driveway proving off road parking for multiple vehicles, an integral double garage and a good sized garden enjoying the farmland views. The overall length of the plot is approx. 200ft. The property is being sold CHAIN FREE and we highly recommend a viewing to appreciate the setting, space and potential this property offers.





#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, under stairs storage cupboard.

#### RECEPTION ROOM

10' 07" x 10' 02" (3.23m x 3.1m) Windows to front and sides, radiator, open to:

#### DINING ROOM

11' 08" x 10' 02" (3.56m x 3.1m) Double doors to:

#### LOUNGE

15' 04" x 13' 10" (4.67m x 4.22m) Brick built fireplace, radiator, sliding doors to rear garden.



#### KITCHEN

14' 07" x 14' 03" (4.44m x 4.34m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, eye level double oven, four ring electric hob with extractor over, space for fridge and dishwasher, radiator, door to:

#### UTILITY ROOM

8' 09" x 5' 07" (2.67m x 1.7m) Fitted with wall units and work top with space beneath for washing machine and tumble dryer, floor standing oil fired boiler, door to side and garage.



#### CLOAKROOM

Window to side, low level W.C, hand wash basin inset to vanity unit, heated towel rail.





#### LANDING

Airing cupboard housing hot water cylinder, loft access.

#### BEDROOM ONE

15' 05" x 9' 08" (4.7m x 2.95m) Window to rear with farmland views, radiator, two built in wardrobes, door to:

#### ENSUITE

Window to rear, shower cubical, fully tiled walls, low level W.C, hand wash basin, radiator.

#### BEDROOM TWO

11' 07" x 9' 08" (3.53m x 2.95m) Window to rear with farmland views, radiator, built in wardrobe.

#### BEDROOM THREE

11' 06" x 7' 09" (3.51m x 2.36m) Window to front, radiator, built in wardrobe.

#### BEDROOM FOUR

10' 09" x 6' 08" (3.28m x 2.03m) Window to front, radiator, built in wardrobe.

#### FAMILY BATHROOM

6' 08" x 6' 00" (2.03m x 1.83m) Window to front, panel enclosed bath, low level W.C, hand wash basin, radiator, fully tiled walls.





## OUTSIDE

### FRONT

Large driveway providing off road parking for multiple vehicles, shrub borders, side access to rear garden.

### DOUBLE GARAGE

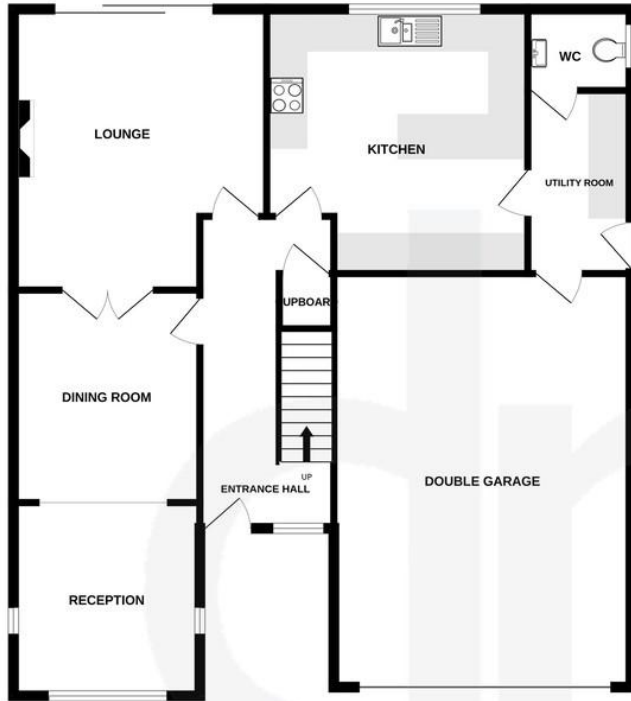
22' 09" x 16' 05" (6.93m x 5m) Electric roller door, power and light connected, integral door to utility room.

### REAR GARDEN

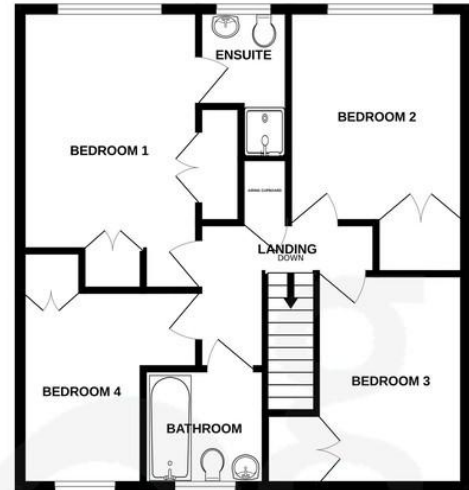
Good sized garden with farm land views to rear, mainly laid to lawn with shrub borders, patio area to rear of property, green house and shed to remain, oil tank, outside tap.



GROUND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 48 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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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