



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Sceptre Close**  
Tollesbury, Maldon, CM9 8XB

**£345,000**  
EPC Rating 'D'

- Extended Four Bedroom Semi-Detached
- Kitchen/Breakfast Room
- Driveway, Garage & Workshop
- Conservatory & Cloakroom





## Property Description

David Martin Estate are delighted to offer for sale this extended four bedroom semi-detached house situated in the popular village of Tollesbury with its range of shops, schools and marina with Blackwater estuary walks. The property offers versatile family accommodation comprising of an entrance hall, lounge/dining room, kitchen/breakfast room, cloakroom, conservatory, landing, four bedrooms and a family bathroom. Externally the property benefits from a driveway leading to a garage with workshop to the rear. The property sits on a corner plot with gardens to the rear and side of the property. Viewing is highly recommended to appreciate the finish, space and location from which the property benefits.



#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect leading to entrance hall, stairs rising to first floor landing with storage cupboard under, storage cupboard housing oil fire boiler, radiator, door to:

#### LOUNGE/DINING ROOM

22' 6" x 11' 10" (6.86m x 3.61m) Max Measurement Being well lit by window to front aspect and sliding patio door connecting to conservatory, feature fireplace with wooden mantle and cast iron grate inset, radiator, TV aerial point.



#### CONSERVATORY

9' 10" x 7' 10" (3m x 2.39m) Window to rear and side aspect and fully glazed double doors to side.

#### LOBBY

Half glazed door to rear, door to cloakroom, open to kitchen/breakfast room.

#### CLOAKROOM

Window to rear aspect, wall mounted wash hand basin, window to rear aspect.

#### KITCHEN/BREAKFAST ROOM

10' 2" x 7' 5" (3.1m x 2.26m) Being comprehensively fitted with a range of units comprising of single drainer sink with rinse bowl and mixer taps inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, electric oven and hob inset to remain, plumbing for washing machine, shelving, window to rear aspect, open plan to breakfast area, splash tiling.



#### LANDING

11' 3" x 10' (3.43m x 3.05m) Access to loft space, airing cupboard, door to:

#### BEDROOM ONE

11' 3" x 10' (3.43m x 3.05m) Window to front aspect, radiator, fitted wardrobe.

#### BEDROOM TWO

11' 2" x 9' 6" (3.4m x 2.9m) Window to rear aspect, radiator, fitted storage cupboard.

#### BEDROOM THREE

10' 2" x 7' 5" (3.1m x 2.26m) Window to rear aspect, radiator.

#### BEDROOM FOUR

7' x 6' 8" (2.13m x 2.03m) Window to front aspect, radiator.





### FAMILY BATHROOM

Stylish white suite comprising of low flush WC, wash hand basin inset to vanity unit, panel bath, splash tiling, heated towel rail, window to rear aspect.

### OUTSIDE

To the front of the property there is a driveway providing parking leading to a garage with double doors, lockable gate with pedestrian access to rear garden .

### REAR GARDEN

The rear garden is enclosed by panel fencing being laid to lawn with flower beds and shrubs, with decking to the rear of the property, to the side of the property there is a patio and storage area, with timber workshop situated to the rear of the property with power and light connected.



The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	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 are 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