



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

**Woodrolfe Road**  
Tollesbury, CM9 8SB

**Guide Price £400,000 - £425,000**  
EPC Rating 'E'

- Detached Four Bedroom Family House
- Spacious Living Accommodation
- Off Road Parking
- Popular Village Location







## Property Description

David Martin Estate Agents are delighted to offer for sale this spacious detached four bedroom family home centrally situated in the popular village of Tollesbury with its marina and estuary walks and good access to Maldon and Tiptree with their range of shops, schools and local amenities. The property offers versatile family accommodation comprising of a spacious and welcoming entrance hall, lounge with double doors into the dining room, kitchen and ground floor cloakroom. On the first floor there are four bedrooms with ensuite to principal bedroom and a family bathroom. Externally the property benefits from an enclosed rear garden and off road parking. Viewing is advised to appreciate the setting and space that the property offers.



#### ENTRANCE HALL

10' 4" x 7' 7" (3.15m x 2.31m) Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, tiled floor, radiator, window to front aspect, radiator, storage cupboard, door to:

#### LOUNGE

18' 10" x 15' 10" (5.74m x 4.83m) The room features a open fireplace with log burner inset, TV aerial and telephone point, the room is lit by window to side aspect and fully glazed folding doors to:



#### DINING ROOM

15' x 8' (4.57m x 2.44m) Being well lit by windows to side and sliding patio door to rear, vaulted ceiling, radiator, laminate floor.

#### KITCHEN

13' x 10' 5" (3.96m x 3.18m) Being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, plumbing for washing machine and dishwasher, splashing tiling, tiled floor, storage cupboard, oil fired boiler, double radiator. The room is well lit by windows to front and side aspect with part glazed stable door to side.



#### CLOAKROOM

Low flush WC, window to side.

#### LANDING

Window to side aspect, access to loft space, door to:

#### BEDROOM ONE

14' x 7' 7" (4.27m x 2.31m) Window to front aspect, radiator, fitted wardrobe, door to:

#### ENSUITE

White suite comprising of pedestal wash hand basin, shower cubical, splash tiling.



#### BEDROOM TWO

12' 10" x 10' 5" (3.91m x 3.18m) Windows to front and side aspect, radiator, fitted storage cupboard.

#### BEDROOM THREE

10' x 8' 3" (3.05m x 2.51m) Window to rear aspect, radiator.

#### BEDROOM FOUR

8' 6" x 7' 10" (2.59m x 2.39m) Window to rear aspect, radiator.





### FAMILY BATHROOM

White suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling, heated towel rail, window to side aspect.

### OUTSIDE

To the front of the property there is a driveway providing parking for a number of vehicles with electric car charging point, enclosed by fencing, pedestrian access to rear garden.

### REAR GARDEN

Being well enclosed by panel fencing the garden is laid to lawn with flower beds and shrubs, paved patio to rear of the property with further decked seating area to the bottom of the garden with wooden storage sheds, oil storage tank.

### AGENT NOTE

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		
69-80	C		72   C
55-68	D		
39-54	E	43   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