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DAVID MARTIN  
GROUP

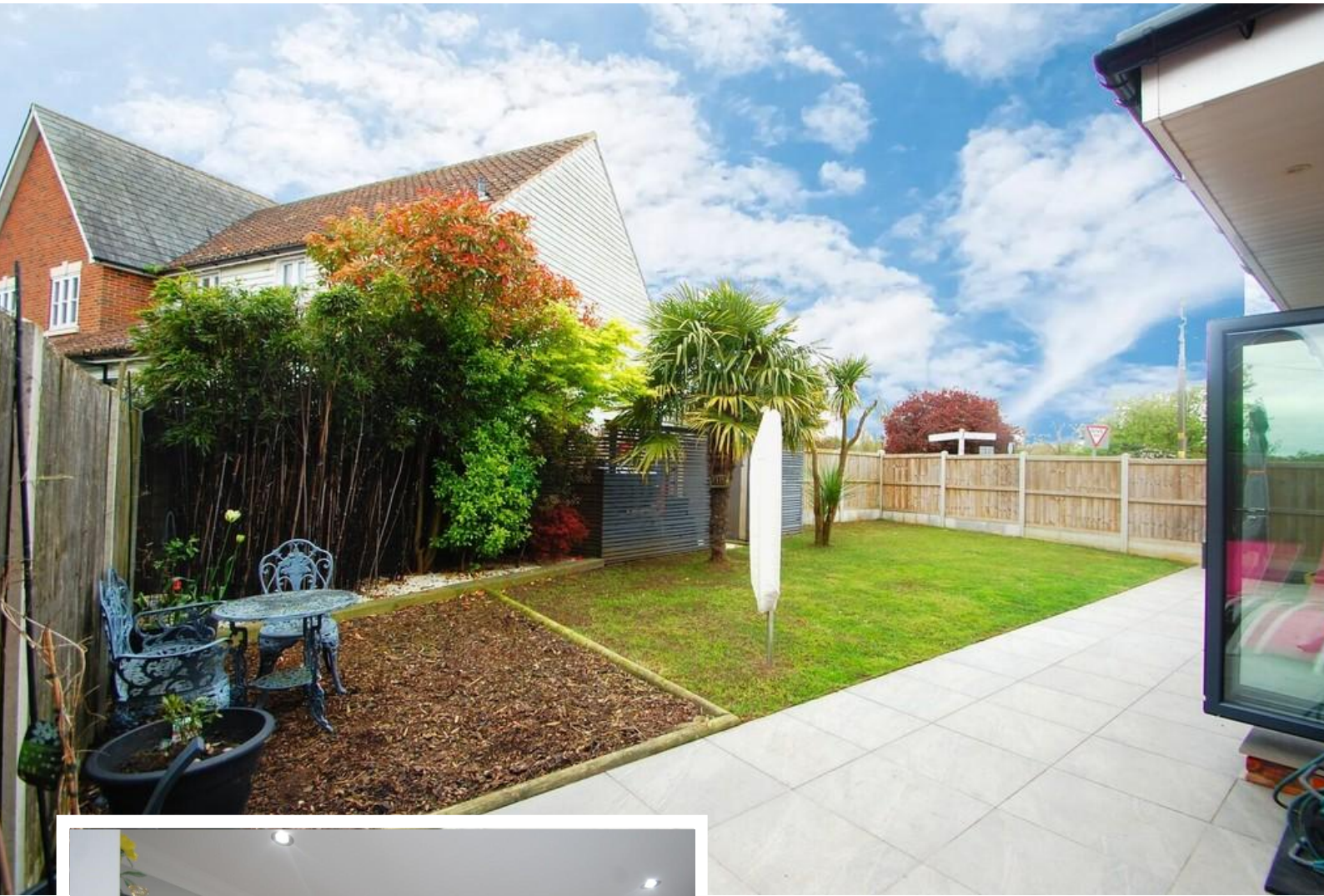
**Crossways**  
Tolleshunt Major, Maldon, CM9 8FD

**£525,000**  
EPC Rating 'D'

- RECENTLY REFURBISHED
- EXTENDED
- FOUR BEDROOMS
- OPEN PLAN LIVING







## Property Description

We are delighted to offer for sale this FOUR bedroom detached property residing in the quaint village of Tolleshunt Major. The property has recently undergone refurbishment throughout and has been finished to a very high standard.

The ground floor consists of a welcoming entrance hall with bespoke built in storage under the stairs, a cloakroom and a cosy lounge with box bay window.

You then enter a grand open plan kitchen/diner leading through to a recently added sun room/second reception room with bi folding doors out to the landscaped rear garden. There is also a spacious utility room with double doors onto the rear garden.

As you ascend upstairs you will be greeted with a spacious landing leading to the bedrooms and the family bathroom. The main bedroom benefits from a modern en suite. Currently the vendors have tuned Bedroom Four into a dressing area, but this could easily be converted back to a bedroom. Outside the property there is a landscaped garden to the rear and driveway and garage storage to front.







#### ENTRANCE HALL

Built in under stair storage, tiled flooring.

#### CLOAKROOM

Window to front, WC, hand wash basin, tiled flooring

#### LOUNGE

17' 05" x 10' 05" (5.31m x 3.18m) Box bay window to front, carpet, radiator

#### KITCHEN/DINER

Recently fitted kitchen comprising of wall and ground units and a range of integrated appliances such as, dishwasher, washing machine, 70/30 split fridge freezer, NEF double oven and wine cooler, there is a large induction hob with extractor fan above along with a butler sink and hot tap. The dining area benefits from lot of natural light coming from the bay window to the side. Fully tiled floor throughout.

#### SUN/ROOM/ RECEPTION ROOM

18' 08" x 8' 07" (5.69m x 2.62m) The owners have created a stunning sun room that overlooks the rear garden. it benefits from air conditioning (hot & cold) and five panel bi folding doors which open up to the rear patio area. There is also access to the utility room.



#### UTILITY ROOM

11' 5" x 9' 2" (3.48m x 2.79m) A generous size utility room with all the space you need, there is space for washing machine and tumble dryer. integrated sink into work top and plenty of cupboard space for storage. There are also double doors that lead out onto the rear garden.





#### BEDROOM ONE

12' 9" x 9' 5" (3.89m x 2.87m) Window to front, carpet, radiator

#### ENSUITE

WC, hand wash basin, shower, tiling to walls, linoleum flooring, heated towel rail

#### BEDROOM TWO

12' 4" x 7' 8" (3.76m x 2.34m) Window to rear, radiator, carpet.



#### BEDROOM THREE

9' 8" x 6' 6" (2.95m x 1.98m) Window to rear, radiator, carpet

#### BEDROOM 4/DRESSING ROOM

8' 11" x 6' 7" (2.72m x 2.01m) Currently being used as a dressing room, but could easily be converted back to the fourth bedroom. Window to front, carpet, radiator.

#### BATHROOM

7' 8" x 6' 3" (2.34m x 1.91m) Window to side, WC, hand wash basin, bath with shower over, linoleum flooring, tiling to walls, heated towel rail







#### REAR GARDEN

Recently landscaped rear garden benefiting from porcelain paving slabs, the rest is mainly laid to lawn, there is a side gate providing access the front of the property and an outside tap.

#### FRONT

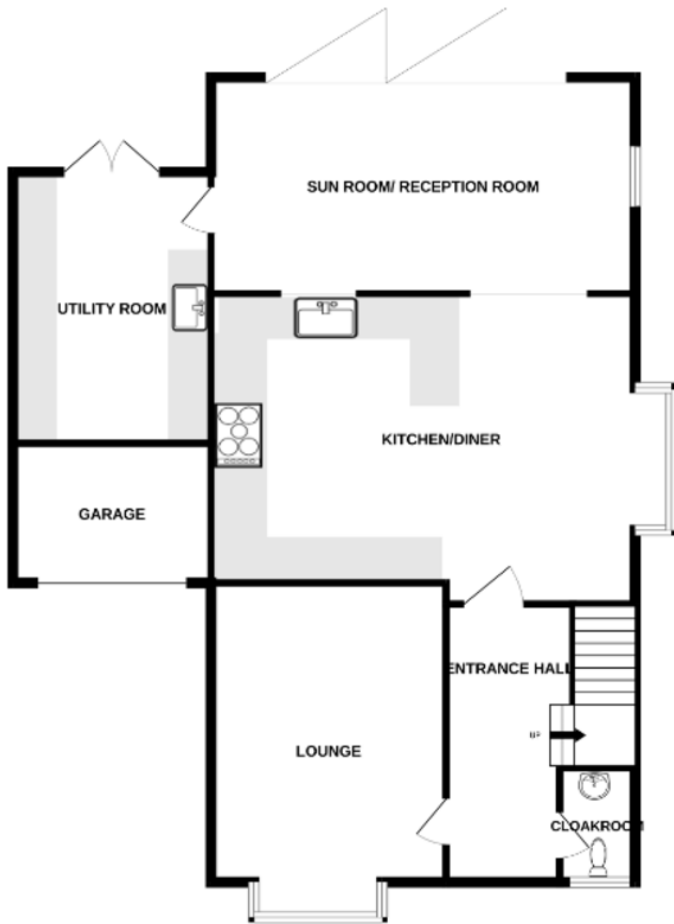
At the front of the property there is a driveway and garage storage, the owners have converted part of the garage into the utility room so it isn't big enough for a vehicle.

#### AGENTS NOTES

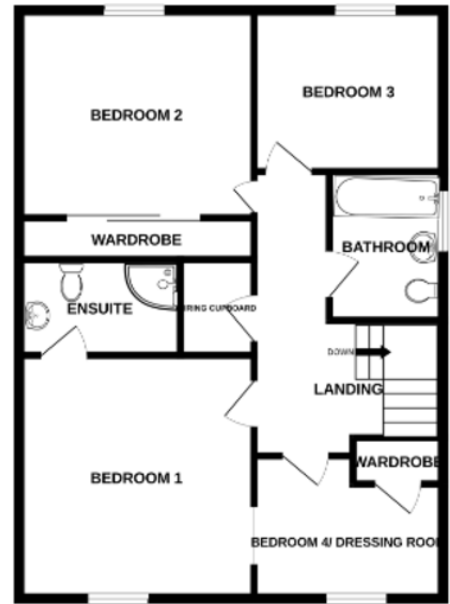
The details above do not form any offer or contract; we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions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



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 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 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