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DAVID MARTIN
GROUP

Post Office Lane

Little Totham, Maldon, CM9 8JL

Guide Price £425,000 - £450,000

EPC Rating 'TBC'

- Detached Three Bedroom Bungalow
- Lounge, Dining Room and Study
- Garage
- Established Gardens





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious three-bedroom DETACHED bungalow in the sort after village of Little Totham with good access to Tiptree and Maldon with their excellent range of schools and shops. The property offers a lounge, separate dining room over looking the garden, study, kitchen and utility room, THREE DOUBLE bedrooms and a shower room. Externally the property benefits from a garage, ample off road parking and an established unoverlooked garden to rear. Viewing is advised to appreciate all this property has to offer.





ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to side aspect to entrance hall, access to loft space, radiator, door to;

LOUNGE

17' 10" x 11' 6" (5.44m x 3.51m) A spacious living room, radiator, TV aerial and telephone points, the room features an open fireplace, arch way connecting to;

DINING ROOM

12' 10" x 12' (3.91m x 3.66m) Being well lit by window to side aspect and fully glazed double doors to rear, radiator, door to;



KITCHEN

12' 8" x 9' 10" (3.86m x 3m) Fitted with a range of oak fronted units comprising of single drainer sink unit with mixer taps, draws and cupboards under adjoining work surface with appliance storage and drawers and cupboards beneath, matching range of eye level wall mounted units, electric oven and hob with extractor fan over, plumbing for washing machine and dishwasher, splash tiling, the room is lit by window and fully glazed door to side aspect and window to rear.



UTILITY ROOM

7' 3" x 7' (2.21m x 2.13m) Power and light connected, open to garage.

STUDY

7' 10" x 5' 5" (2.39m x 1.65m) Window to side aspect, radiator, door to bedroom two.

BEDROOM ONE

13' 10" x 11' 6" (4.22m x 3.51m) Window to front aspect, radiator, fitted wardrobes, TV aerial and telephone points.

BEDROOM TWO

10' x 9' 10" (3.05m x 3m) Window to rear aspect, radiator.



BEDROOM THREE

10' x 9' 10" (3.05m x 3m) Window to front aspect, radiator

SHOWER ROOM

White suite comprising of low flush WC, pedestal wash hand basin, double shower, window to side aspect, splash tiling,



OUTSIDE

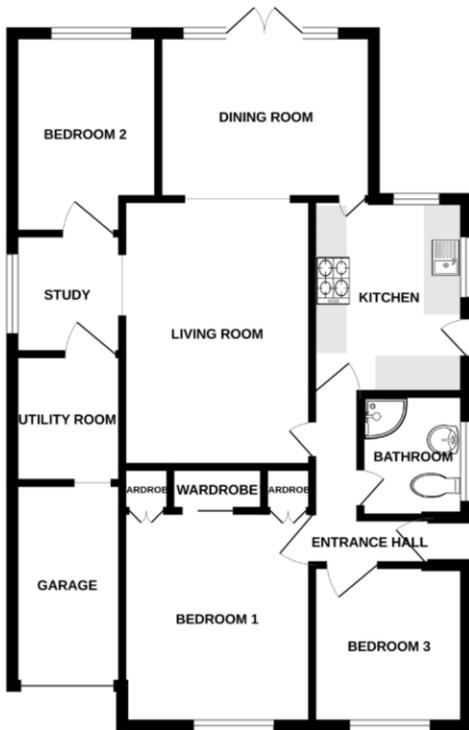
To the front of the property there is a garden with flower beds and shrubs, turning driveway providing parking leading to garage with power and light connected, pedestrian access to rear garden.

REAR GARDEN

Being established laid to lawn with flower beds and shrubs being enclosed by fencing and hedge borders, outside tap and light, paved patio to the rear of the property, fish pond, new external oil fired boiler.

AGENTS NOTE

The vendor has replaced the windows, heating system and flat roof to the garage and extension which comes with a lifetime guarantee. All of these works have been carried out since 2020.



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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