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DAVID MARTIN
GROUP

Barnhall Road

Tolleshunt Knights, CM9 8HA

Offers In Excess Of £875,000

EPC Rating 'D'

- Detached Five Bedroom Chalet
- Three Reception Rooms
- Two Bedrooms with Dressing Room & Ensuites
- Chain Free, Part Exchange Considered



Barnhall Road, Tolleshunt Knights, CM9 8HA



Property Description

David Martin Estate Agents are delighted to offer for sale this five-bedroom detached house situated in the popular village of Tolleshunt Knights within one mile of Tiptree with its excellent range of shops, schools and local amenities. The property offers spacious and versatile family accommodation comprising of a spacious entrance hall, lounge with log burner, dining room, kitchen/breakfast room, utility room, cloakroom, family room, three ground floor bedrooms and a family bathroom. On the first there are two bedrooms both with dressing rooms and ensuites. Externally the property boasts an in and out driveway with ample parking, an enclosed landscaped garden to rear with garden room and workshop. The property is offered CHAIN FREE and viewing is highly recommended to appreciate the setting, space and finish from which the property benefits.



ENTRANCE HALL

20' 8" x 15' 5" (6.3m x 4.7m) Entrance to the property is made via wooden double doors to front aspect leading into a spacious entrance hall, central oak stairs rising to first floor landing, airing cupboard housing oil fired boiler and hot water cylinder, storage cupboard, two radiators, door to :

LOUNGE

20' 8" x 17' 2" (6.3m x 5.23m) A bright and spacious living room featuring a a redbrick fireplace with log burner inset, which we understand is connected to the heating systems, two windows to front aspect and window to side, two radiators.



DINING ROOM

13' 10" x 11' 6" (4.22m x 3.51m) Window to side aspect, tiled floor, radiator, archway to:

KITCHEN/BREAKFAST ROOM

19' 5" x 13' (5.92m x 3.96m) Stylishly fitted with a range of oak units comprising of single drainer ceramic sink unit in set to granite worksurface with appliance storage and drawers and cupboards beneath, adjoining granite worksurface with appliance storage and drawers and cupboards under, central island with oak worksurface and butler sink inset and drawers and cupboards under, matching range of eye level wall mounted units and oak dresser with drawers and cupboards, range style cooker and space for American style fridge freezer, splash tiling, integrated dishwasher, tiled floor, radiator, window to rear aspect, door to:



UTILITY ROOM

10' 6" x 7' 6" (3.2m x 2.29m) Worksurface with sink unit inset with drawers and cupboards under, splash tiling, window and stable door to rear aspect, tiled floor radiator, plumbing for washing machine, door to :

CLOAKROOM

White suite comprising of low flush WC, pedestal wash hand basin, window to side aspect, radiator.

FAMILY ROOM

13' x 11' 3" (3.96m x 3.43m) Fully glazed double doors to rear aspect, radiator.





BEDROOM THREE

18' 6" x 17' 10" (5.64m x 5.44m) Window to front aspect, radiator.

BEDROOM FOUR

15' x 13' (4.57m x 3.96m) Window to rear aspect, radiator.

BEDROOM FIVE

13' x 10' 4" (3.96m x 3.15m) Window to rear aspect, radiator.

FAMILY BATHROOM

Stylish white suite comprising of low flush WC, pedestal wash hand basin, panel bath, radiator, splash tiling, tiled floor, window to rear aspect.

LANDING

Being well lit by windows to front and rear aspect, radiator, door to:

BEDROOM ONE

19' x 17' 6" (5.79m x 5.33m) Max Measurement Windows to front and rear aspect, radiator, access to front space, radiator, door to:

DRESSING ROOM

0m x 0m) Radiator, fitted range of shelving.



ENSUITE BATHROOM

11' x 6' 10" (3.35m x 2.08m) Stylish white suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling, heated towel rail, window to rear aspect.

BEDROOM TWO

17' 10" x 14' 6" (5.44m x 4.42m) Max Measurement Windows to front and rear aspect, radiator, storage cupboards to eaves, door to:

DRESSING ROOM

8' 5" x 8' (2.57m x 2.44m) Fitted with a range of shelving.



ENSUITE SHOWER ROOM

White suite comprising of low flush WC, shower cubical, pedestal wash hand basin, sky light to rear, splash tiling radiator.



OUTSIDE

Access to the property is made via an in out driveway providing ample parking and turning space. The front garden is enclosed by fencing being laid to lawn with flower beds and shrubs, pedestrian access to rear garden.

REAR GARDEN

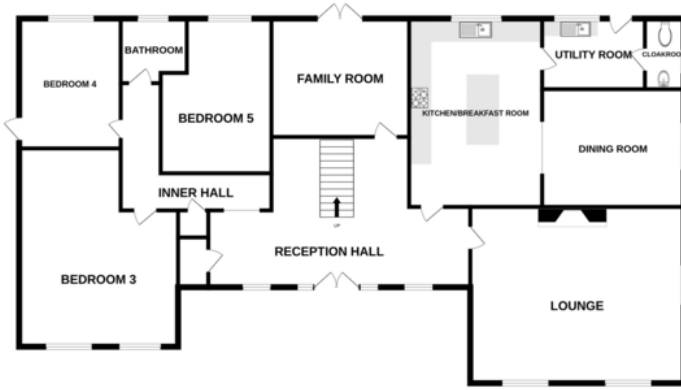
The rear garden is well enclosed by panel fencing and hedge borders, the garden is laid to lawn with flower beds and shrubs, paved patio to the rear of property, gravelled access to garden room measuring 13ft. x 9ft. with power and light connected, brick built workshop providing storage, oil tank, two timber sheds to remain.

AGENTS NOTE

Viewing is highly recommended to appreciate the setting, space and high quality finish from which the property benefits.



GROUND FLOOR



1ST FLOOR



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		73 C
55-68	D	66 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