



## Southfields

Tillingham, Southminster, CM0 7FY

£480,000

- Three Bedroom Detached House
- Large Gardens to Rear & Side
- Ensuite Shower Room & Cloakroom
- Stylishly Fitted Kitchen & Bathroom





## Property Description

David Martin Estate Agents are delighted to offer for sale this detached three bedroom family home situated in the popular village of Tillingham on the Dengie Peninsula with its primary school, pub and post office and access to Maldon with its range of amenities. The property offers an entrance hall, cloakroom, lounge with double doors into the garden, open plan kitchen/dining room and utility room. On the first floor there is bedroom one with ensuite shower room, two further bedrooms and a family bathroom. Outside the property has parking for two cars and gardens to the rear and side of the property. Viewing is highly recommended of this property to appreciate the excellent finish and space the property offers. Heating via Air Source Heat Pump.



#### ENTRANCE HALL

Entrance to the property is made via part glazed entrance door to side aspect to entrance hall, stairs rising to first floor landing, radiator, storage cupboard, tiled floor, door to:

#### LOUNGE

18' x 12' 3" (5.49m x 3.73m) A spacious and bright living room being well lit by windows to rear and side aspect and fully glazed double doors to rear, two double radiators, the room features a open fireplace with electric remote controlled log burner inset.



#### KITCHEN/DINER

18' x 13' 4" (5.49m x 4.06m) Kitchen area comprehensively fitted with a stylish range of units with single drainer sink unit with mixer taps and rinse bowl inset to worksurface with appliance storage and drawers under, matching range of eye level walls mounted units, integrated fridge, freezer and dishwasher, electric oven and hob which we understand from the vendor are to remain. Dining area has a tiled floor, radiator, windows to rear and side aspect, door to:

#### UTILITY ROOM

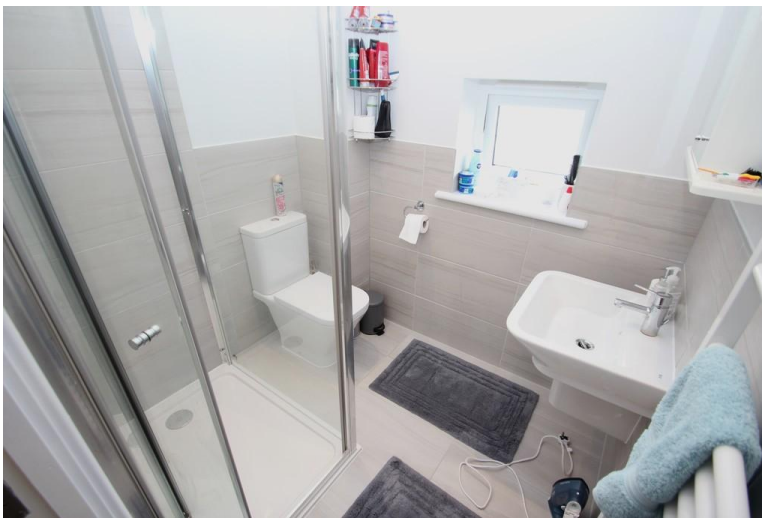
7' 10" x 5' 4" (2.39m x 1.63m) Single drainer sink unit with cupboards under, plumbing for washing machine, tiled floor, radiator, half glazed door to side aspect.



#### CLOAKROOM

Stylish white suite comprising of low flush WC, pedestal wash hand basin, window to side aspect, radiator, tiled floor.





#### LANDING

Access to loft space with loft ladder, airing cupboard and storage cupboard, radiator, door to:

#### BEDROOM ONE

13' 5" x 12' 2" (4.09m x 3.71m) Window to side aspect, radiator, fitted wardrobe, door to:

#### ENSUITE SHOWER

Stylish white suite, comprising of low flush WC, wall mounted wash hand basin, shower cubical, splash tiling, tiled floor, heated towel rail, window to side aspect.



#### BEDROOM TWO

12' 3" x 9' 10" (3.73m x 3m) Being well lit by windows to front and side aspect, radiator, fitted wardrobes.

#### BEDROOM THREE

12' 3" x 7' 10" (3.73m x 2.39m) Window to front aspect, radiator.

#### FAMILY BATHROOM

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





#### OUTSIDE

To the side of the property there is a driveway providing parking with low fencing and hedge borders, pedestrian access to side garden.

#### REAR GARDEN

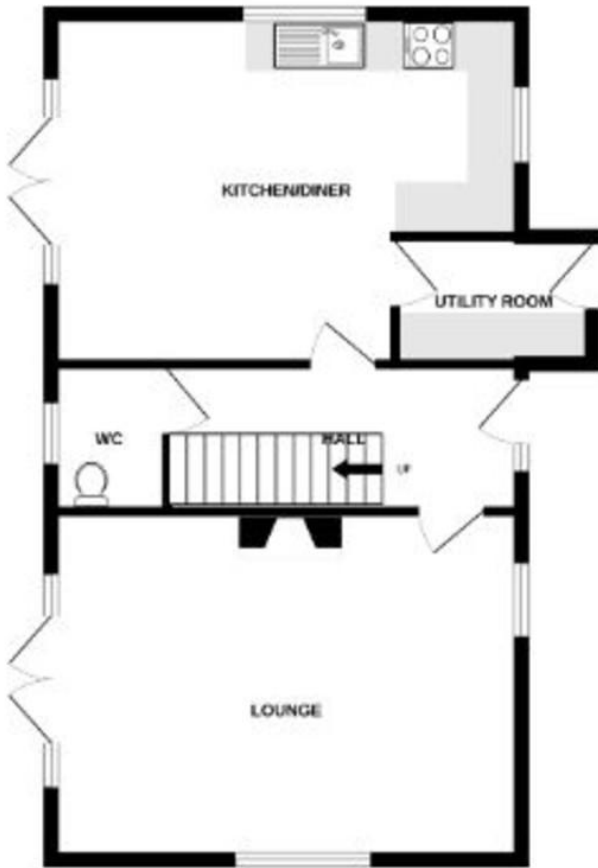
The gardens extends to the rear and side of the property being laid to lawn with flower beds and shrubs, outside tap and light.



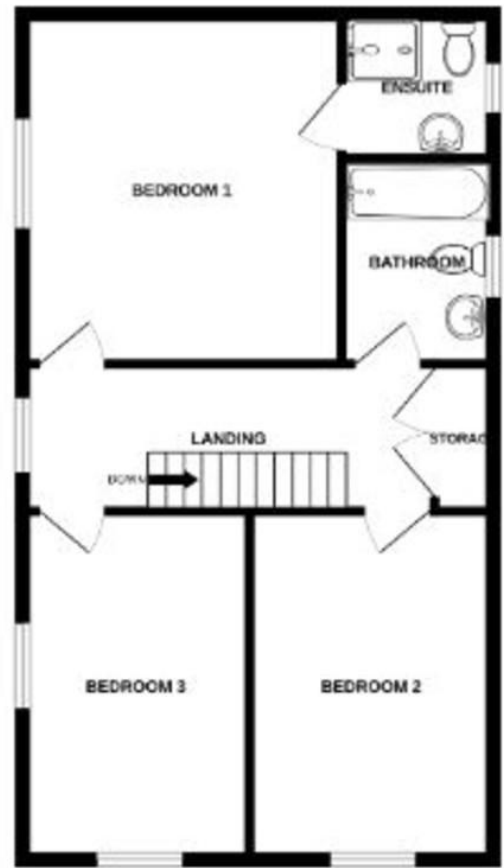
#### AGENTS NOTE

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.

GROUND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.2 sq.m.) approx.



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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