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DAVID MARTIN  
GROUP

## Rookery Lane

Great Totham, Maldon, CM9 8DF

**Guide Price £600,000 - £625,000**

EPC Rating 'C'

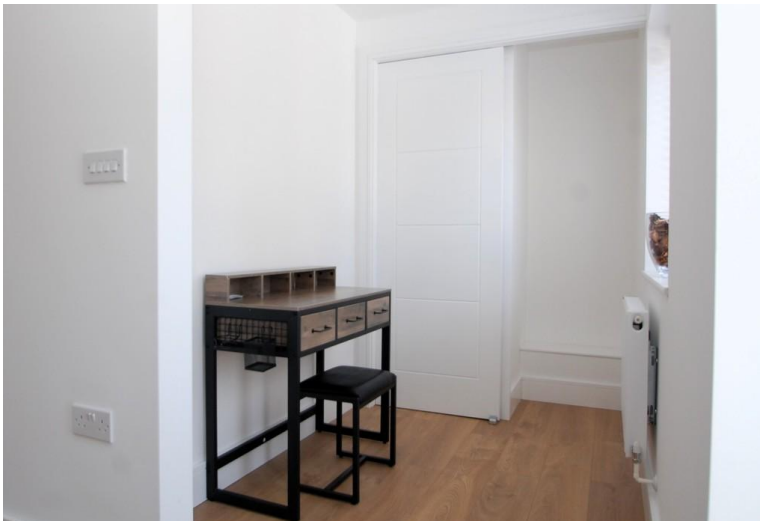
- Four Bedroom Detached House
- Fully Renovated to a High Standard
- Open Plan Kitchen/Dining
- Viewing Advised





## Property Description

David Martin Estate Agents have the pleasure of offering for sale 'Brickworks House', a four bedroom detached family home situated on a private track in the village of Great Totham. The property has been converted to a high standard meeting all current building regs and offers versatile accommodation consisting of a spacious and welcoming entrance hall, a modern open plan kitchen/dining room with access into the rear garden making this an ideal space for entertaining, good sized lounge with double doors into the garden, study, cloakroom, ground floor double bedroom and a ground floor shower room. On the first floor there are a further three double bedrooms with an ensuite to the principal bedroom and a family bathroom.



#### ENTRANCE HALL

Enter the property via a part glazed composite door to front aspect, wood effect flooring, spotlights, under stairs storage cupboard, vertical radiator.

#### KITCHEN/DINING ROOM

24' 07" x 12' 03" (7.49m x 3.73m) Comprehensively fitted with a range of wall and base units incorporating a one and a half composite sink with drainer and mixer tap, double eye level oven, four ring eclectic hob with extractor over, integrated dishwasher and washing machine, space for American style fridge/freezer, full length larder cupboard, central island with breakfast bar, storage beneath and retractable pop up electric sockets, two vertical radiators, wood effect flooring, spotlights, window to side and double doors to rear garden.

#### LOUNGE

14' 06" x 12' 08" (4.42m x 3.86m) Double doors to rear garden, wood effect flooring, radiator.

#### STUDY

9' 07" x 5' 00" (2.92m x 1.52m) Window to front, radiator, wood effect flooring, cupboard with sliding door housing floor standing oil fired boiler.



#### CLOAKROOM

Window to front, low level W.C, hand wash basin inset to vanity unit, radiator, spotlights.

#### BEDROOM FOUR

17' 10" x 9' 01" (5.44m x 2.77m) Window and door to rear garden, vertical radiator, vaulted ceiling with two Velux roof lights, wood effect flooring.

#### SHOWER ROOM

Walk in shower with rainfall shower head and separate shower attachment, basin inset to vanity unit, low level W.C, heated towel rail, Velux roof light, illuminated mirror with integrated shaver point.





## LANDING

### BEDROOM ONE

17' 01" x 13' 00" Maximum measurement (5.21m x 3.96m) Box bay Velux window to side, window to front, vaulted ceiling, radiator, door to:

### ENSUITE

Window to front, walk in shower with rainfall shower head and separate shower attachment, vanity basin unit, low level W.C, heated towel rail, spotlights, extractor fan, illuminated mirror with integrated shaver point.



### BEDROOM TWO

12' 11" x 12' 08" (3.94m x 3.86m) Box bay Velux window to side, vaulted ceiling, window to rear, radiator.

### BEDROOM THREE

14' 07" x 10' 11" Max measurement (4.44m x 3.33m) Window to rear, radiator, vaulted ceiling.

### FAMILY BATHROOM

Window to front, P-shaped bath with rainfall shower head over and separate shower attachment, low level W.C, basin vanity unit, heated towel rail, spotlights, extractor fan, eaves storage.





## OUTSIDE

### FRONT

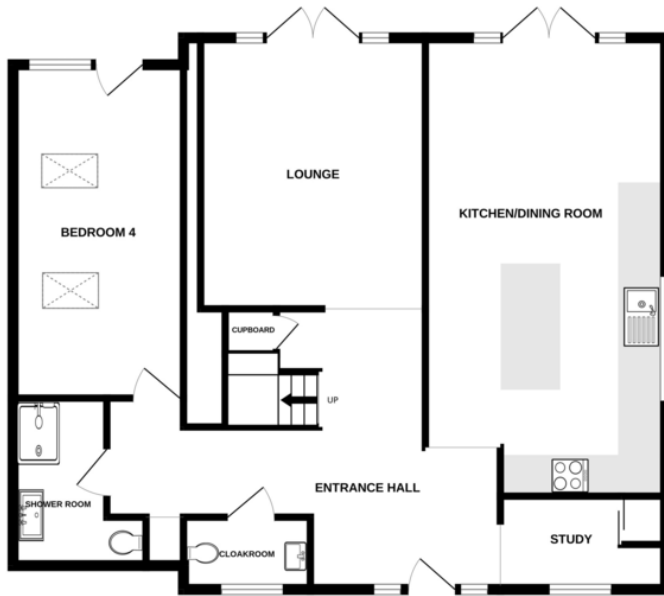
Block paved driveway to the front of the property providing off road parking for four cars, raised planters, outside tap, gated side access to rear garden, power point can be upgraded to EV charger.

### REAR GARDEN

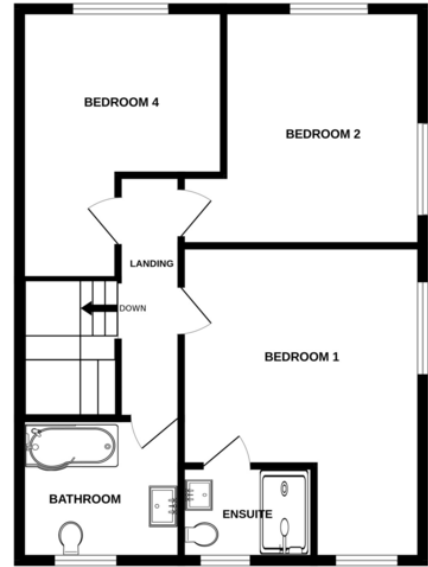
Enclosed rear garden mainly laid to lawn with composite decked seating areas to rear of property and rear of garden, shrub and flower borders, outside lights and power point, timber shed (to remain), concealed oil tank.



GROUND FLOOR  
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 sq.m.) approx.

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		83 B
69-80	C	75 C	
55-68	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 and 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