



**Tudwick Road**

Tolleshunt Major, Maldon, CM9 8LW

**Guide Price £375,000 - £400,000**

EPC Rating 'TBC'

- Three Bedroom Semi-Detached House
- Carport & Parking to Rear
- Far Reaching Farmland Views
- Stylishly Fitted Kitchen & Bathroom





## Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom semi-detached house with far-reaching farmland views in the popular village of Tolleshunt Major, which has a local pub and good access to Tiptree and Maldon. The property is well presented and provides family accommodation comprising an entrance hall, cloakroom, lounge with double doors to the garden, and a kitchen/dining room. On the first floor there is a principal bedroom with an en suite shower room, two further bedrooms, and a family bathroom. Outside, the property benefits from a front garden, parking and carport to the rear, and an enclosed rear garden. Alarm system. Viewing is strongly advised to fully appreciate the setting, views, and quality finish of this home.





### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, radiator, door to:

### CLOAKROOM

Window to front aspect, radiator, low flush WC, wall mounted wash hand basin, radiator.

### LOUNGE

18' 10" x 11' (5.74m x 3.35m) A bright room being well lit by window and fully glazed double doors to rear aspect, radiator, laminate flooring.



### KITCHEN/DINING ROOM

17' 5" x 10' 8" (5.31m x 3.25m) The kitchen is comprehensively fitted with a range of units, comprising of single drainer ceramic sink unit with mixer taps inset to worksurface with drawers and cupboards under, splash tiling, matching range of eye level wall mounted units, electric oven and hob inset to remain, plumbing for washing machine, oil fired boiler, space for table, radiator, windows to side aspect.





#### LANDING

Access to loft space, storage cupboard, radiator, door to:

#### BEDROOM ONE

16' 6" x 11' (5.03m x 3.35m) Windows to rear aspect with far reaching farmland views, radiator, fitted wardrobes, door to:

#### ENSUITE SHOWER ROOM

Stylish white suite comprising of low flush WC, wall mounted wash hand basin, shower cubicle, splash tiling.



#### BEDROOM TWO

11' 5" x 9' 6" (3.48m x 2.9m) Window to front aspect, radiator, fitted wardrobes.

#### BEDROOM THREE

8' 10" x 7' 5" (2.69m x 2.26m) Window to front aspect, radiator.

#### FAMILY BATHROOM

9' 6" x 5' 6" (2.9m x 1.68m) White suite comprising of low flush WC, panel bath, wash hand basin inset to vanity unit, splash tiling, window to side aspect, radiator.





## OUTSIDE

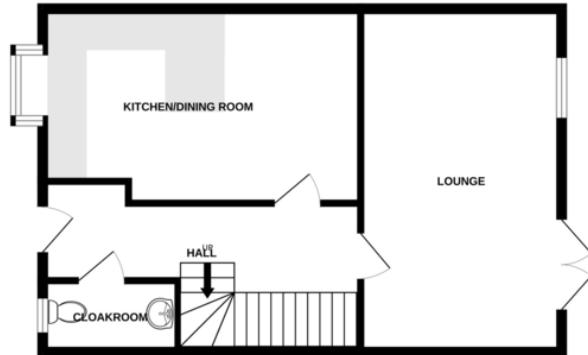
To the front of the property there is a garden being slate covered for low maintenance, tap to front, to the rear of the property there is a driveway providing parking leading to a covered carport.

## REAR GARDEN

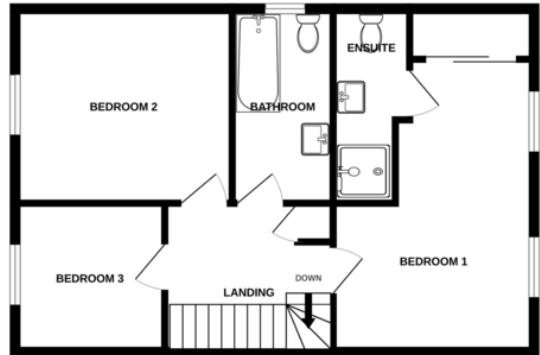
Being well enclosed by fencing the garden is mainly laid to lawn with flower beds and shrubs, patio area, outside tap, wooden storage shed which we understand from the vendor is to remain.



## 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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