



3 Beadle Place, Great Totham , CM9 8XJ
Price £525,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO CHAIN IS OFFERED WITH THIS DETACHED FAMILY HOME SITUATED IN CUL DE SAC WITHIN WALKING DISTANCE OF THE HIGHLY REGARDED GREAT TOTHAM SCHOOL. Available with No Onward Chain, this former show home offers Four Bedrooms with En-Suite to Bedroom 1 and a Family Bathroom. The Ground Floor comprises two Reception Rooms in the form of a dual aspect Sitting Room and separate Dining Room with the Entrance Hall also providing access into the Kitchen and Ground Floor Cloakroom. Externally, there is ample Driveway Parking which leads to the Garage and an enclosed Rear Garden. The property benefits from oil fired central heating.

Bedroom 12'9 x 10'6 (3.89m x 3.20m)

Double glazed window to front, radiator, fitted wardrobe, television point, door to:

En-Suite 9'3 x 3'2 (2.82m x 0.97m)

Low level w.c., pedestal wash hand basin with mixer tap, tiled shower unit, radiator, shaver point, fully tiled, extractor fan.

Bedroom 12'9 max x 10'3 max (3.89m max x 3.12m max)

Double glazed window to front, fitted wardrobe, radiator.

Bedroom 10'8 x 10'3 (3.25m x 3.12m)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom 10'5 x 7'8 (3.18m x 2.34m)

Double glazed window to rear, radiator.

Bathroom 7'0 x 6'8 (2.13m x 2.03m)

Obscure double glazed window to front, low level w.c., panelled bath with hand holds, shower mixer tap and further mixer tap and shower screen, tiled floor, part tiled to walls, tiled floor, extractor fan, radiator, shaver point.

Landing

Double glazed window to rear, radiator, access to airing cupboard, return staircase down to:

Entrance Hall

Entrance door to front, radiator, telephone point, door to under stairs cupboard, tiled floor.

Cloakroom 5'8 x 3'4 (1.73m x 1.02m)

Tiled floor, part tiled to walls, low level w.c., pedestal wash hand basin, extractor fan.

Dining Room 12'9 x 9'9 (3.89m x 2.97m)

Double glazed window to front, radiator, wood effect flooring.

Kitchen 12'5 x 10'6 (3.78m x 3.20m)

Double glazed window to rear, double glazed door to rear, range cooker and extractor fan, range of matching units including wine rack, granite work surfaces with stainless steel sink unit with mixer tap inset, fridge/freezer, integrated dishwasher, integrated washer/dryer, tiled floor.

Dual Aspect Sitting Room 23'4 max x 10'6 (7.11m max x 3.20m)

Double glazed sash bay window to front, double glazed double doors to rear, two radiators, television point.

Garage

Power and light connected, door to garden, up and over door to front. As this property was the former show home the garage benefits from wood effect flooring, additional power points and spotlights to ceiling.

Rear Garden

Decked seating area, paved pathway extending to rear, oil tank, side gate to frontage, mainly laid to lawn with planting areas.

Frontage

Ample driveway parking, planting area, pathway to entrance.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Beadle Place, Great Totham

Ground Floor

First Floor

