

Wycke Lane, Tollesbury, Maldon, Essex

£600,000



- Executive Detached Home in Sought After Location
- 149ft x 52ft Overall Plot - Huge Potential For Further Improvement
- Living Room, Dining Room, Kitchen/Breakfast, WC and Utility
- Four bedrooms, en-suite and family bathroom
- Double Garage and Ample Off Road Parking
- 49ft x 52ft Rear Garden
- EPC rating - D



Introduction

This established detached property can be found within this highly sought after quiet private lane location, and is being sold with no onward chain. The property is being sold for the first time since originally built and offers any new purchaser huge potential and must be viewed. Sitting on a fantastic plot that measures 149ft x 52ft, the property is set well back from Wycke Lane and offers well-proportioned living space throughout, and it represents a perfect family home. Once inside, to the ground floor there is an inviting hallway with ground floor WC, living room (which overlooks the rear garden) separate dining room, kitchen/breakfast room and utility room. To the first floor there are four good sized bedrooms. Bedroom one has an en-suite and there is also a family bathroom. Outside, as we have previously mentioned the property is set well back from Wycke Lane, meaning the property boasts an impressive frontage with ample off road parking as well as a double detached garage. The secluded rear garden measures 49ft x 52ft. Internal viewing is advised as this is a rare opportunity to purchase a property in this wonderful location.





Location

Tollesbury is a popular waterside village that lies on the Blackwater Estuary. The village offers superb local amenities including a popular Primary School, Butchers, Bakers, doctors surgery and two local village stores. The village is popular for the sailing enthusiast and the property is within easy reach of Tollesbury Marina and sailing club. Tollesbury has wonderful local sea wall walks. Further afield the market town of Maldon can be reached in just over 9 miles, and the historic town of Colchester is just under 13 miles away.

Ground Floor

Hallway

Stairs to first floor with under stair cupboard, radiator, storage cupboard.

Ground Floor Cloakroom

Opaque double glazed window to side, close coupled WC, wash hand basin, radiator.

Living Room

14' 9" x 18' 0" (4.50m x 5.49m) Double glazed window to side and double glazed french doors to garden, radiator.

Dining Room

11' 5" x 13' 7" (3.48m x 4.14m) Double glazed window to front, radiator.







Kitchen/Breakfast Room

11' 10" x 10' 0" (3.61m x 3.05m) Double glazed window to front. Wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under, built in oven, hob and extractor, part tiled walls, radiator, door to utility room

Utility Room

6' 5" x 11' 10" (1.96m x 3.61m) Double glazed window to rear and door to garden, radiator, sink unit with cupboards beneath and work surface, free standing central heating boiler, space for domestic appliances



First Floor

Landing

Double glazed window to rear, airing cupboard, loft access, radiator.

Bedroom One

12' 0" x 12' 9" (3.66m x 3.89m) Double glazed window to rear, radiator, door to en-suite

En-Suite

Opaque double glazed window to front, enclosed shower cubicle, close coupled WC, wash hand basin, part tiled walls.

Bedroom Two

12' 3" x 14' 9" (3.73m x 4.50m) Double glazed window to front, radiator.





Bedroom Three

10' 2" x 14' 10" (3.10m x 4.52m) Double glazed window to rear, radiator.

Bedroom Four

9' 7" x 10' 0" (2.92m x 3.05m) Double glazed window to side, radiator.

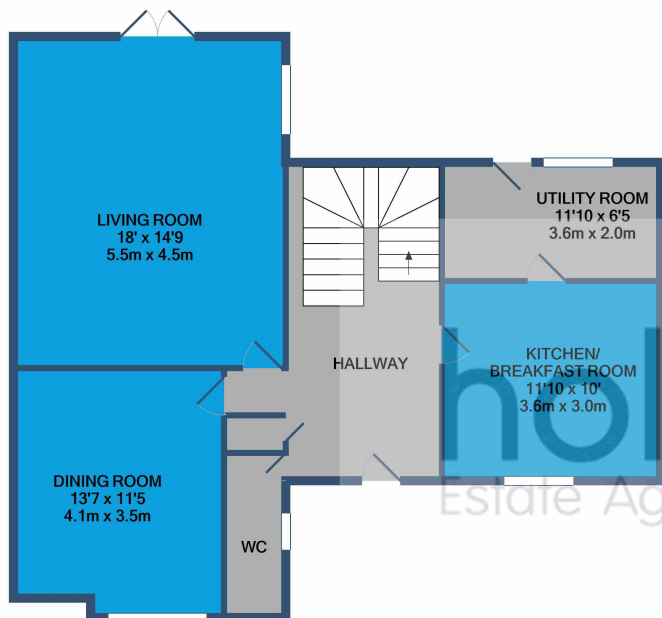
Bathroom

Opaque double glazed window to rear. Three piece suite comprising enclosed bath, close coupled WC, wash hand basin, part tiled walls,

Outside

Parking, Garage and Garden

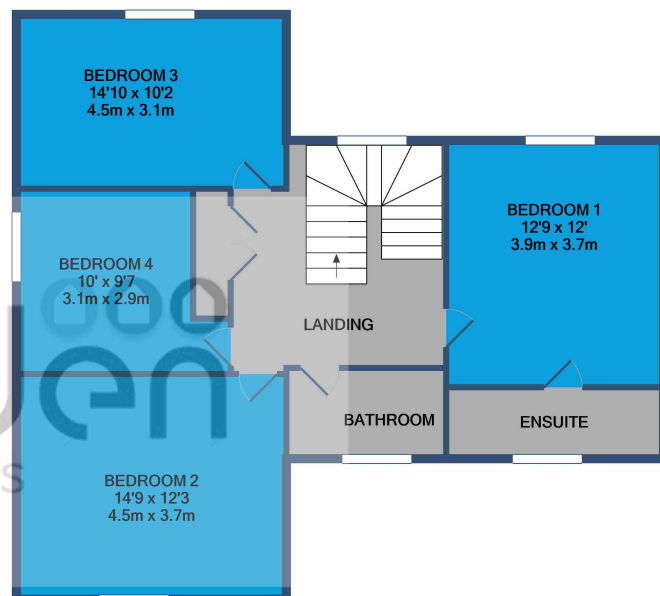
As previously mentioned the property is set well back from the lane, and there is ample parking and large front garden area. To the side there is a detached double garage with two up and over doors. The rear garden commences with a patio with the remainder mainly laid to lawn. The overall plot measures 149ft x 52ft and the rear garden measures 49ft x 52ft.



GROUND FLOOR
APPROX. FLOOR
AREA 811 SQ.FT.
(75.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1628 SQ.FT. (151.2 SQ.M.)

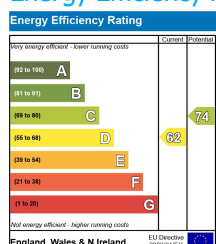
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1ST FLOOR
APPROX. FLOOR
AREA 817 SQ.FT.
(75.9 SQ.M.)

ENERGY GRAPHS

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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