



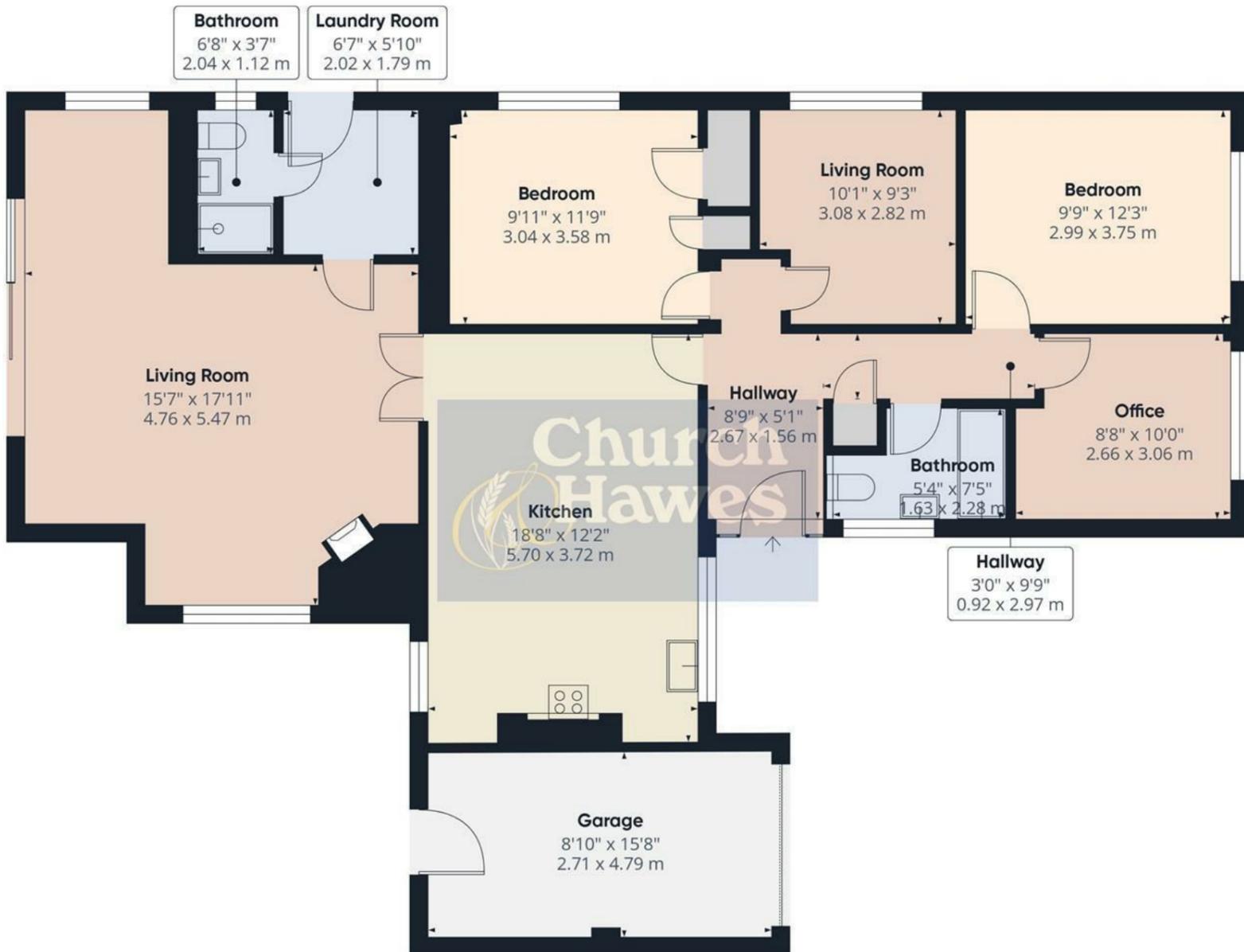
Church  
Ardan 48 Colchester Road, Great Totham , CM9 8DG  
Price £650,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

CONVENIENTLY LOCATED IN GREAT TOTHAM, NORTH THIS DETACHED HOME presents an exceptional opportunity to acquire a beautifully refurbished property. Spanning an impressive 1,281 square feet (including the garage), this property boasts a thoughtful reconfiguration that enhances both space and functionality. One of the standout features is the Living/Dining Room complete with a delightful wood burner overlooking the Rear Garden, perfect for cosy evenings. The bespoke Kitchen is the heart of the home, designed to cater to both culinary enthusiasts and those who appreciate modern aesthetics with its range cooker set into a red brick surround. With Four well-proportioned bedrooms, this home offers ample accommodation for families or those looking to downsize to life on one level without compromise. The property includes a stylish Bathroom & Shower Room, ensuring convenience for all residents. Additionally, the new oil-fired boiler and double glazing throughout the bungalow provide energy efficiency and comfort, making it an ideal choice for year-round living. Outside, the property is equally impressive, featuring a gated Driveway providing Parking in addition to the Garage. In summary, this remarkable bungalow that combines modern living with the charm of village life. Its prime location, coupled with the extensive refurbishment and thoughtful design, makes it a must-see for anyone looking to settle in this idyllic village which is a short drive away from Maldon, Tiptree & Witham. Viewing is advised to appreciate this home's size, quality and convenience. EPC: D (upgrades have taken place since their certificate was completed) Council Tax: E.



Approximate total area<sup>(1)</sup>  
 1281 ft<sup>2</sup>  
 119 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Entrance Hall**

Part obscure double glazed door to side, full length obscure double glazed window to side, radiator, part wood panelled to walls, wood effect flooring, access to loft, coved to ceiling, doors to further accommodation including:

**Bathroom 7'5 x 5'4 (2.26m x 1.63m)**

Obscure double glazed window to side, heated towel rail, part tiled to walls, suite comprising w.c., panelled bath with telephone style shower mixer tap, wash hand basin with mixer tap and vanity unit, extractor fan, wood effect flooring.

**Bedroom/Study 10' x 8'8 (3.05m x 2.64m)**

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

**Bedroom 12'3 x 9'9 (3.73m x 2.97m)**

Double glazed window to front, radiator, coved to ceiling.

**Bedroom 10'1 x 9'3 (3.07m x 2.82m)**

Double glazed window to side, radiator, coved to ceiling, wood effect flooring.

**Bedroom 11'9 x 9'11 (3.58m x 3.02m)**

Double glazed window to side, radiator, cupboard housing boiler and further storage cupboard, coved to ceiling.

**Kitchen/Breakfast Room 18'8 x 12'2 (5.69m x 3.71m)**

Double glazed window to front and rear, radiator, range cooker with bronze coloured tiled splash backs and brick surround and extractor above, 1 1/2 bowl sink unit with mixer tap set into work surface, integrated fridge/freezer., integrated dishwasher, range of matching units, central island with cupboards below and breakfast bar, wood effect flooring, coved to ceiling, glazed double doors into:

**Living/Dining Room 17'11 x 15'7 (5.46m x 4.75m)**

Double glazed window to both sides, double glazed sliding patio doors to rear, wood effect flooring, red brick fireplace with log burner inset, coved to ceiling, door to:

**Utility Room 6'7 x 5'10 (2.01m x 1.78m)**

Part double glazed door to side low level units, space and plumbing for washing machine and further shelf for dryer, coved to ceiling, wood effect flooring, door to:

**Shower Room 6'8 x 3'7 (2.03m x 1.09m)**

Obscure double glazed window to side, heated towel rail, low level w.c., tiel shower unit with rainfall shower and further handheld attachment, wash hand basin with mixer tap and tiled splash backs, wood effect flooring.

**Rear Garden**

Paved seating area to rear of patio doors extending to the rear of the garage, step down to lawned area, outside power points, post and rail fencing with wire to rear boundary, access to front via side gate, outside tap, personal door into:

**Garage 15'8 x 8'0 (4.78m x 2.44m)**

Double doors to front, power and light connected.

**Frontage**

Five bar timber gate to front boundary lawned area to once side, block paved driveway leading to entrance and garage, outside tap, oil tank, hedging to side boundaries, shingle area.

**Agents Note & Money Laundering & Referrals**

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 themselves 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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

