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**10, New Road,
Tollesbury,
CM9 8QG**

£325,000



- Detached Bungalow
- Two Double Bedrooms
- Fabulous Sun Room
- Private, Established Rear Garden
- Spacious Living Room
- Chain Free
- Oil-Fired Central Heating

SUBSTANTIAL THREE-BEDROOM SEMI WITH 25FT LOUNGE/DINER, SUN ROOM, 50FT GARDEN & LARGE WORKSHOP

Offering considerably more accommodation than first appearances suggest, this substantial three-bedroom semi-detached home combines generous living space with a 50ft rear garden, off road parking and an impressive workshop. Offered chain free, it is a home with plenty of room for everyday family life, hobbies, working from home and entertaining.

The real strength of the property is the amount of living space on offer. At the heart of the home is an exceptional 25ft lounge and dining room, providing enough room to create clearly defined sitting and dining areas without compromising either. The fitted kitchen leads into a substantial sun room measuring almost 13ft square, creating another genuinely useful reception space, together with a separate utility area and ground floor WC. Upstairs are three well-proportioned bedrooms and the family bathroom, with one bedroom enjoying distant views towards the coast.

Outside, the rear garden measures approximately 50ft x 33ft and provides an excellent amount of usable outdoor space. The large detached workshop is another major attraction and could appeal to anyone wanting serious storage, hobby space or somewhere to work on projects. Together with the driveway, chain free position and generous internal accommodation, New Road offers a great deal of house for the money and deserves to be viewed to appreciate the space properly.

Property size info

Entrance Hall 2.65m x 1.99m (8' 8" x 6' 6")

A welcoming and generously proportioned central entrance hall, entered directly from the front door and providing access to all principal rooms within the bungalow. The space features attractive parquet-style flooring, pendant lighting, a modern vertical radiator and useful built-in storage. A ceiling-mounted loft hatch provides access to a boarded loft with power, offering excellent additional storage.

Lounge 5.60m x 3.92m (18' 4" x 12' 10")

Occupying a central position within the bungalow and accessed directly from the entrance hall, this generously proportioned lounge enjoys plenty of natural light from windows to two aspects. A feature fireplace creates an attractive focal point, while glazed double doors open into the sunroom, providing a wonderful sense of flow between the living spaces.

Kitchen 2.65m x 4.20m (8' 8" x 13' 9")

A beautifully presented kitchen fitted with an extensive range of contemporary Shaker-style wall and base units, complemented by striking solid marble worktops, matching upstands and splashback. Integrated appliances include a high-level double oven and electric hob with extractor above, while inset ceiling spotlights and under-cabinet lighting create a bright, polished finish. A window provides natural light, and a glazed side door offers convenient direct access to the garden.

Sun Room 4.82m x 3.76m (15' 10" x 12' 4")

A wonderful addition to the bungalow, this bright and stylish sun room adds a real sense of flair and individuality to the property. Glazed double doors connect seamlessly with the main lounge, while windows to multiple aspects, fitted with elegant plantation-style shutters, allow natural light to fill the space. Recessed spotlights, contemporary wall lighting and a modern radiator complete this versatile room, making it ideal for dining, entertaining or simply relaxing while enjoying the garden outlook.

Master Bedroom 4.00m x 3.91m (13' 1" x 12' 10")

A generously proportioned master bedroom positioned to the rear of the bungalow, enjoying a pleasant outlook and plenty of natural light through a wide window fitted with plantation-style shutters. The room benefits from an extensive range of built-in wardrobes, attractive wood-effect flooring and a contemporary radiator, providing a comfortable and well-appointed main bedroom

Bedroom Two 3.56m x 2.98m (11' 8" x 9' 9")

Positioned at the front of the bungalow, bedroom two is a generous double room with ample space for freestanding bedroom furniture. A wide front-facing window with plantation-style shutters provides plenty of natural light, complemented by attractive wood-effect flooring and a contemporary radiator.

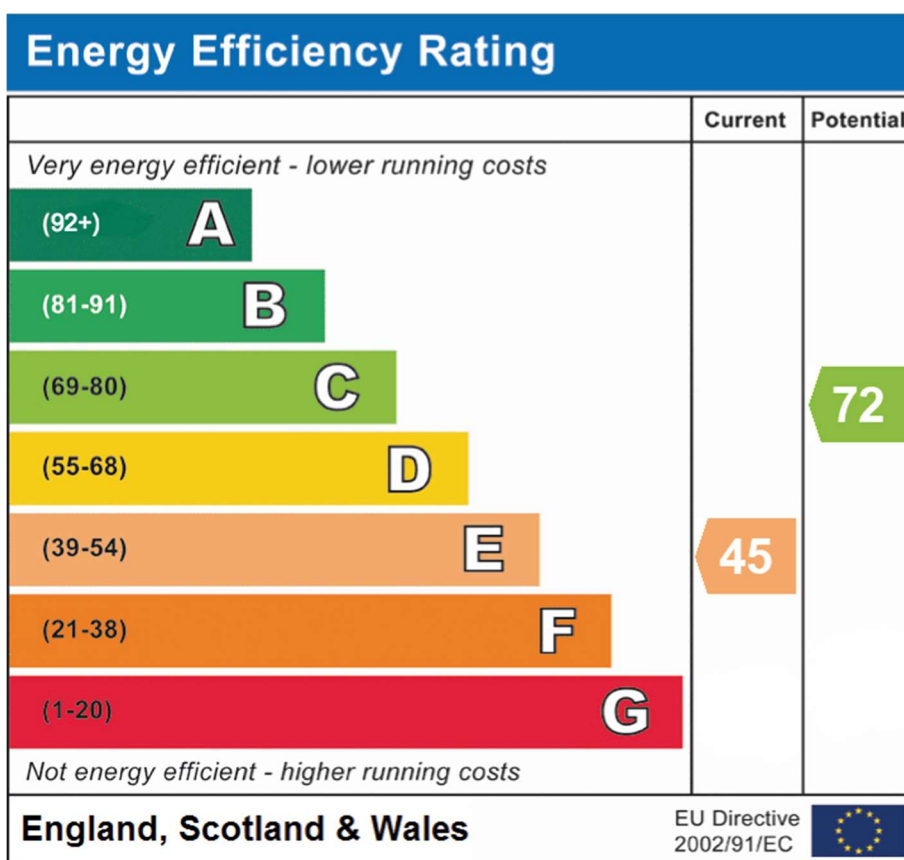
Bathroom Room 2.60m x 2.98m (8' 6" x 9' 9")

A well-appointed Bathroom room finished with tiled flooring and complementary wall tiling. The suite comprises a wash basin set within a useful vanity unit, WC with concealed cistern and a generous walk-in shower enclosure with curved glass screen. Further storage, inset lighting and a window with plantation-style shutters complete the room.

Garage 5.30m x 2.75m (17' 5" x 9')



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Address: New Road, Tollesbury

