



GAME ESTATES

PROPERTY SALES & LETTINGS

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8 Orchard Close
Tollesbury
Essex
CM9 8TD

£525,000



Five bedroom detached house with distant sea views
Modern open plan kitchen/conservatory & lounge with open fireplace
Home office & utility room
Ground floor bedroom with en-suite

Elevated position with paved driveway and parking for up to four vehicles
Shower room, cloakroom & family bathroom
Offered in excellent condition throughout
Garden games room & hot tub with cover & polycarbonate pavilion over.

This deceptively spacious five bedroom detached property is perfect for a growing family. Work from home from a home office with separate entrance door, ideal property for entertaining. Open plan modern kitchen/conservatory and lounge with open fireplace, utility room. Set in an elevated position with distant sea views, off road parking for up to 4 vehicles, ground floor shower room, en-suite & cloakroom, family bathroom, oil fired central heating, hot tub with cover, garden games room.

Entrance Hall: 16' 1" x 5' 11" (4.90m x 1.80m)
Timber floor, stairs to first floor, under stair cupboard, doors to:

Cloakroom: 4' 9" x 2' 11" (1.45m x 0.89m)
White suite comprising close coupled w.c, wash basin in vanity unit with mixer tap, gloss tiled floor, obscure window to side aspect, radiator.

Study/Office: 14' 6" x 11' 6" (4.42m x 3.50m)
Stable door to side aspect, window to front aspect, radiator, fitted cupboard, central heating boiler.

Lounge: 20' 1" x 13' 3" (6.12m x 4.04m)
Open fireplace with tiled hearth & timber mantle, wooden floor, opening to conservatory & kitchen.

Open Plan Kitchen & Conservatory: 22' 7" x 18' 1" (6.88m x 5.51m)
Modern open plan kitchen with multiple quartz work surfaces with drawers and cupboards under, central island with Corian work surface, cupboards under, Rangemaster oven, Delux Classic 110 with induction hob, extractor hood over, tiled floor, pull out corner cupboard, inset sink with mixer tap, tiled floor, downlighters, integral dishwasher, radiator; Dining area Glazed roof with byfold doors, tiled floor.

Utility room: 12' 5" x 7' 5" (3.78m x 2.26m)
Tiled floor, double walk-in corner storage cupboard, spaces for washing machine, tumble dryer, fridge/freezer and dishwasher, window to side aspect, glazed door to rear garden, radiator, door to shower room.

Shower Room: 4' 8" x 4' 7" (1.42m x 1.40m)
White suite comprising enclosed shower, close coupled w.c, wash basin in vanity unit with mixer tap, wall mounted heated towel rail, tiled floor, obscure window to side aspect.

Bedroom 5: 15' 10" x 8' 1" (4.82m x 2.46m)
Window to front aspect, radiator, door to en-suite.

En-suite: 5' 8" x 4' 5" (1.73m x 1.35m)
White suite comprising walk in shower, wash basin in vanity unit with mixer tap, wall mounted heated towel rail, tiled.

First Floor Landing:
Loft access (unchecked), boarded with light and insulated, doors to:

Bedroom 1: 11' 8" x 11' 1" (3.55m x 3.38m)
Window to front aspect with distant sea views, radiator.

Bedroom 2: 9' 8" x 9' 4" (2.94m x 2.84m)
Window to rear aspect, radiator.

Bedroom 3: 9' 9" x 7' 0" (2.97m x 2.13m)
Window to front aspect with distant sea views, built in wardrobe, immersion tank, radiator.

Bedroom 4: 10' 8" x 8' 6" (3.25m x 2.59m)
Window to rear aspect, radiator.

Family Bathroom: 6' 9" x 5' 4" (2.06m x 1.62m)
White suite comprising bath with shower over and shower screen, double sinks in vanity unit, close coupled w.c, wall mounted heated towel rail, tiled floor. obscure window to side aspect.

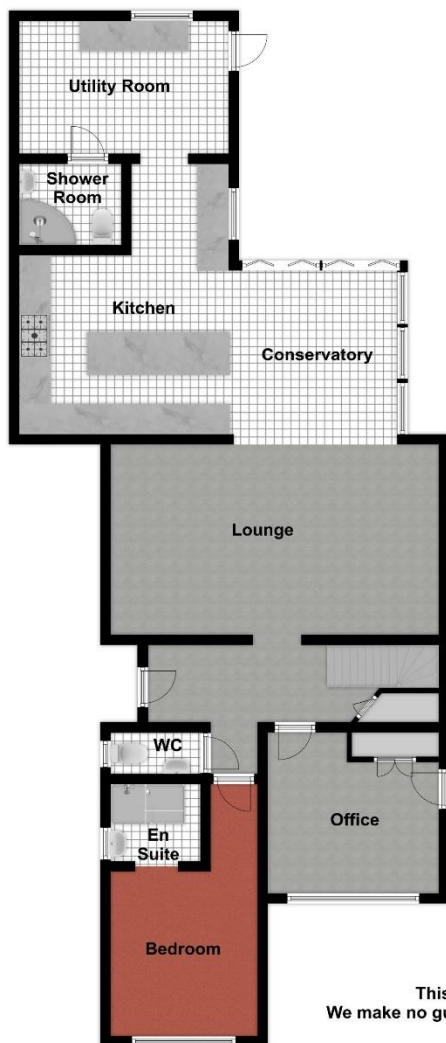
Rear Garden: 38' 0" x 30' 0" (11.57m x 9.14m)
Fully paved, timber fencing to boundaries, water tap, hot tub with cover polycarbonate pavilion over it, gate to front aspect.

Games Room: 23' 11" x 13' 5" (7.28m x 4.09m)
Of timber construction, power and light connected, radiator, two double opening doors leading to patio.

Front: Paved driveway with parking for 4 vehicles
Council tax band: B

EPC Rating: F

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.



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 We make no guarantee, warranty or representation as to its accuracy and completeness.

