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DAVID MARTIN
GROUP

Messing Green
Messing, CO5 9GD

Offers In Excess Of £575,000
EPC Rating 'D'

- Five Bedrooms
- Three Reception rooms
- Garage and Off-Road Parking
- Popular Village Location





Property Description

David Martin Estate agents are delighted to offer for sale this spacious and versatile family home situated in the popular village of Messing overlooking the village green. The property consists of an entrance hall, lounge with double doors to garden, dining room, sun room, kitchen, utility room and cloakroom. On the first floor there are three bedrooms with ensuite to the principal bedroom and a family bathroom. On the second floor there are two further good sized bedrooms. Externally the property benefits from off road parking, a garage and a good sized rear garden. We highly recommend a viewing of this property to appreciate the setting and space it offers.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, storage cupboard, tiled floor, stairs rising to first floor landing.

LOUNGE

17' 06" x 10' 06" (5.33m x 3.2m) Windows and double doors to rear garden, brick built open fire place, wooden flooring, two double radiators, double doors to.

DINING ROOM

12' 03" x 10' 06" (3.35m x 3.2m) Bay window to front, radiator, wooden flooring, wall mounted lights.



KITCHEN

12' 08" x 9' 03" (3.86m x 2.82m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap inset to granite worktops, eye level double oven, electric four ring hob with extractor over, tiled splash back, tiled floor, spotlights, radiator, open to:

SUNROOM

15' 0" x 11' 0" (3.73m x 3.2m) Window to rear and side, double doors to rear garden, skylight, laminate flooring, spotlights, oil fired boiler, two radiators.

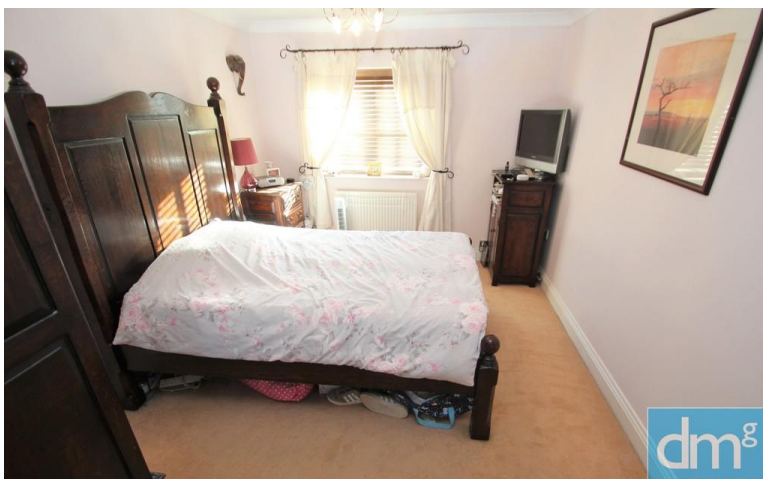


UTILITY ROOM

7' 06" x 5' 06" (2.29m x 1.68m) Window to front, fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space for appliances, radiator, plumbing for washing machine splash tiling.

CLOAKROOM

Window to front, radiator, white suite comprising of low level W.C, hand wash basin, tiled floor .





LANDING

Window to rear, airing cupboard, door.

BEDROOM ONE

12' 11" x 9' 06" (3.94m x 2.9m) Window to rear, radiator, door to:

ENSUITE

Window to front, white suite comprising of shower cubical, low level W.C, twin wash hand basins, splash tiling, radiator.

BEDROOM TWO

13' 00" x 10' 05" (3.96m x 3.18m) Window to rear, radiator.

BEDROOM THREE

11' 05" x 9' 05" (4.14m x 3.12m) Window to front, radiator.

FAMILY BATHROOM

Window to front, panel enclosed bath with shower over, low level W.C, hand wash basin inset to vanity unit, laminate flooring, part tiled walls.

LANDING

Door to:

BEDROOM FOUR

13' 05" x 10' 05" (3.48m x 3.18m) Window to front, sky light to rear, wall mounted electric panel heater, spotlights, eves storage.

BEDROOM FIVE

10' 04" x 9' 06" (2.95m x 2.9m) Window to rear, electric panel heater.





OUTSIDE

FRONT

Enclosed front garden, driveway to side via right of way to the rear of the property, off road parking leading to GARAGE, side access to rear garden.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn with patio to rear of property, outside tap.

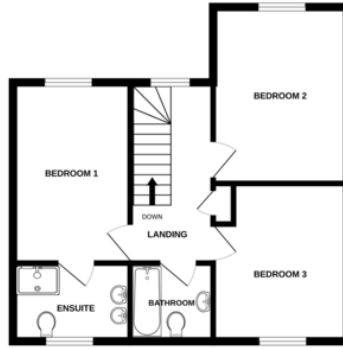
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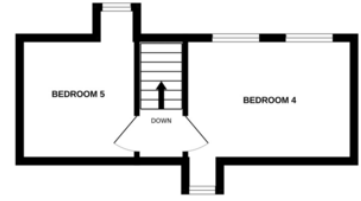
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements