



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Moors Close**  
Feering, CO5 9QS

**£385,000**  
EPC Rating 'D'

- Three Bedroom Semi Detached House
- Garage and Parking To Rear
- Lounge With Log Burner
- Stylishly Fitted Kitchen/Dining Room





## Property Description

David Martin Estate Agents are delighted to offer for sale this well presented three bedroom semi-detached house situated in the popular village of Feering with its range of shops, schools and local amenities and good A12 and station access. The property offers an entrance lobby, entrance hall, lounge, kitchen/dining room, conservatory, utility room/WC, landing, three bedrooms and a family bathroom. Outside the property offers a landscaped low maintenance garden, garage and parking to rear. Viewing is highly recommended to appreciate the setting and finish from which the property benefits.





#### ENTRANCE LOBBY

Entrance to the property is made via a part glazed entrance door to front aspect to entrance lobby, window to front aspect, radiator, part glazed door to:

#### ENTRANCE HALL

Stairs rising to first floor landing with storage cupboard under, radiator, tiled floor, door to:

#### LOUNGE

12' 3" x 11' 2" (3.73m x 3.4m) A stylish living room featuring a log burner inset to open fireplace, window to front aspect, radiator, TV aerial point.



#### DINING ROOM

11' x 9' (3.35m x 2.74m) Fully glazed double doors connecting to conservatory, feature stone wall, radiator, open plan to kitchen.

#### KITCHEN

10' 3" x 9' (3.12m x 2.74m) Stylishly fitted with a range of units beneath granite worksurface with drawers and cupboards under, single drainer sink unit inset, electric oven and hob, splash tiling, radiator, storage cupboard, window to rear aspect and half glazed door to side aspect.

#### CONSERVATORY

11' x 9' 8" (3.35m x 2.95m) Being well lit by windows to rear and side aspect and fully glazed double doors to side.



#### UTILITY ROOM/WC

Worksurface with appliance storage under with sink unit, plumbing for washing machine, low flush WC, splashing tiling, storage cupboard, window to side aspect.

#### LANDING

Access to loft space, storage cupboard, door to:

#### BEDROOM ONE

11' 6" x 11' (3.51m x 3.35m) Window to rear aspect, radiator, fitted range of wardrobes to one wall providing ample storage.

#### BEDROOM TWO

11' 6" x 10' 8" (3.51m x 3.25m) Window to front aspect, radiator, fitted storage cupboard.

#### BEDROOM THREE

10' x 7' 7" (3.05m x 2.31m) Window to rear aspect, radiator.





**FAMILY BATHROOM**

7' 7" x 6' (2.31m x 1.83m) Stylish white suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling, window to side aspect, heated towel rail, tiled floor.

**OUTSIDE**

To the front of the property there is a enclosed garden enclosed by fencing, side access to rear garden.

**REAR GARDEN**

Being well enclosed by fencing the garden is landscaped with patio to the rear of the property, flower beds and shrubs, artificial grass, wooden storage shed and access to the rear of the property leading to Garage in a block.

**AGENTS NOTE**

Viewing is advised to appreciate the setting, finish and space the property offers.

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 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