



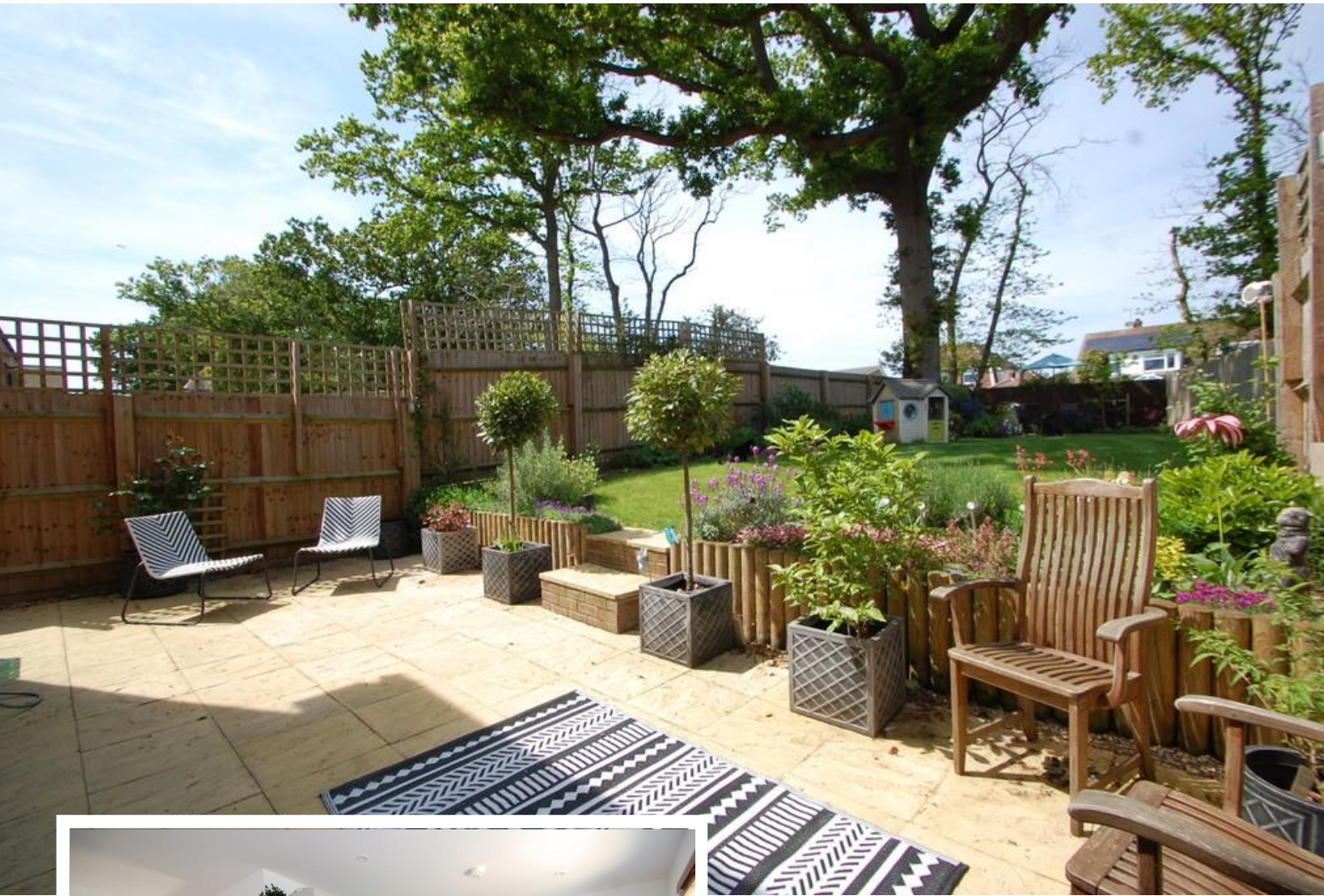
dm^g
DAVID MARTIN
GROUP

Honey Lane
Tiptree, CO5 0FR

Offers in Excess of £425,000
EPC Rating 'B'

- Four Bedroom Detached Family Home
- Spacious Kitchen/Diner
- Utility Room
- Ensuite & Family Bathroom





Property Description

David Martin Estate Agents are delighted to offer for sale this Four-bedroom detached Family home centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property is only three years old and has been well maintained throughout offering a welcoming entrance hall, lounge with bay window, a spacious kitchen/diner with double doors into the rear garden, utility room and ground floor cloakroom. On the first floor there are four good sized bedrooms with an ensuite to the principal bedroom and a family bathroom. Externally the property benefits from a driveway providing off road parking and an unoverlooked garden measuring approx. 75ft. The property still benefits from an NHBC guarantee and was built by Crest Nicholson as part of the Nine Acres development.





ENTRANCE HALL

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

LOUNGE

16' 11" x 11' 05" (5.16m x 3.48m) Large Bay window to front, radiator.

KITCHEN/DINER

19' 08" x 14' 11" Maximum measurements. (5.99m x 4.55m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, four ring gas hob with extractor over, double oven, integrated dishwasher and fridge/freezer, LVT flooring, spotlights, radiator, window to rear and double doors to the rear garden.

UTILITY ROOM

7' 06" x 5' 05" (2.29m x 1.65m) Fitted with wall and base units with work top over, wall mounted gas fired boiler, space and plumbing for washing machine and dryer, radiator, door to side.

CLOAKROOM

Window to front aspect, low level W.C, hand wash basin, radiator, LVT flooring.





LANDING

Airing cupboard, loft access, radiator.

BEDROOM ONE

13' 00" x 9' 04" (3.96m x 2.84m) Window to front aspect, fitted wardrobe with sliding doors, radiator, door to:

ENSUITE

Window to side aspect, Large shower cubical, wash hand basin, low level W.C, heated towel rail, spotlights, extractor fan.

BEDROOM TWO

10' 11" x 9' 02" (3.33m x 2.79m) Window to rear, radiator.

BEDROOM THREE

10' 02" x 7' 09" (3.1m x 2.36m) Window to rear, radiator.

BEDROOM FOUR

10' 00" x 9' 00" (3.05m x 2.74m) Window to front, radiator.

FAMILY BATHROOM

Window to side, panel enclosed bath with shower attachment, wash hand basin, low level W.C, part tiled walls, spotlights, extractor fan.





OUTSIDE

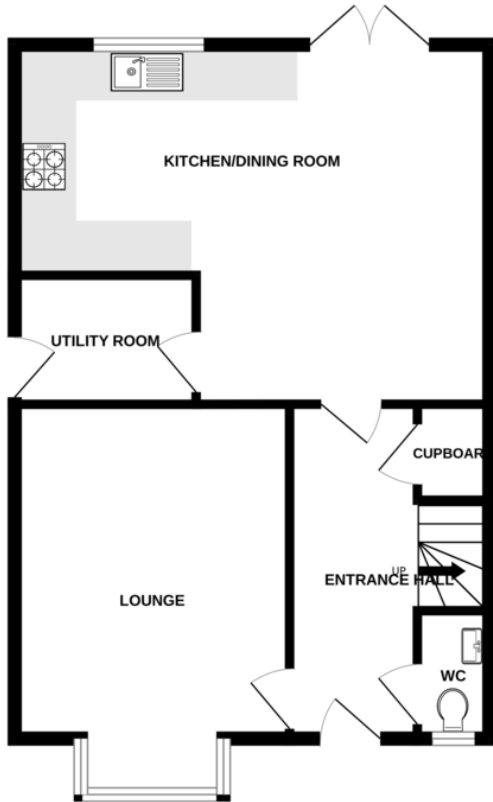
Front garden with shrubs and flowers, driveway to the side of the property providing off road parking, large shed with power connected, outside power point, side access to rear garden.

REAR GARDEN

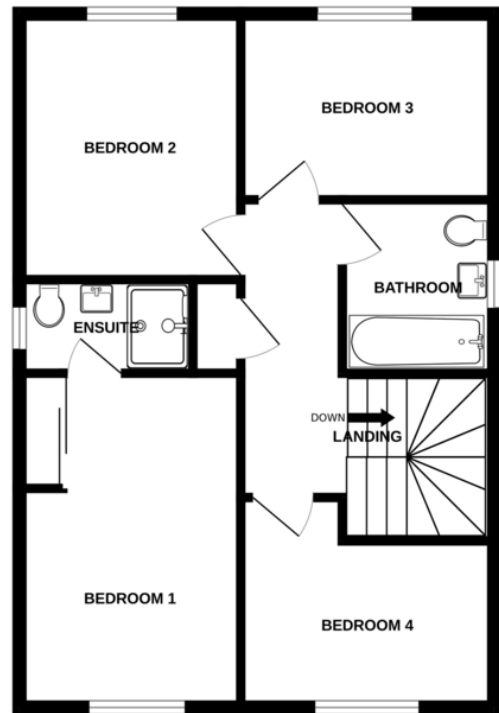
Unoverlooked rear garden measuring approx. 75ft., patio area to the rear of property and additional patio seating area to the rear of the garden, rest mainly laid to lawn with shrub borders, timber shed to remain, outside tap and lights.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

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		93 A
81-91	B	85 B	
69-80	C		
55-68	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 and 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