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DAVID MARTIN
GROUP

Rectory Road
Copford, Colchester, CO6 1DN
Offers In Excess Of £500,000
EPC Rating 'D'

- Four Bedroom Semi Detached House
- Self Contained Annex
- Character Features
- Stylishly Fitted Kitchen/Breakfast room





Property Description

David Martin Estate Agents are delighted to offer for sale this four bedroom semi-detached house situated in the highly sought after village of Copford with its primary school, pub and excellent access to the A12 and Marks Tey train station. The property offers versatile family accommodation comprising of an entrance hall, lounge with log burner, garden room, dining room, stylishly re-fitted kitchen/breakfast room, utility room, bedroom four/study and a ground floor shower room. On the first floor there are three bedrooms and a family bathroom. Externally the property benefits from ample of road parking, enclosed rear garden and a self contained annex with kitchen & shower room. Viewing is highly recommended to appreciate the setting, finish and space the property offers.



ENTRANCE HALL

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

LOUNGE

20' 10" x 12' 2" (6.35m x 3.71m) A bright and spacious living room featuring an open fireplace with log burner inset, windows to side aspect and fully glazed double doors and windows connecting to garden room, double radiator.



GARDEN ROOM

13' 6" x 11' 6" (4.11m x 3.51m) Bi-fold doors, roof lantern, double radiator.

DINING ROOM

14' 4" x 12' (4.37m x 3.66m) Window to front aspect, radiator, door to stairs rising to first floor landing, storage cupboard, the room features a open fireplace with red brick surround, door to kitchen/breakfast room.

BEDROOM FOUR/STUDY

8' x 5' 4" (2.44m x 1.63m) Window to front aspect, radiator.



SHOWER ROOM

8' x 3' 10" (2.44m x 1.17m) Stylish white suite comprising of wall mounted wash hand basin, low flush WC, shower cubical, window to side aspect, fully tiled walls, heated towel rail, tiled floor.

KITCHEN/BREAKFAST ROOM

17' 6" x 13' 10" (5.33m x 4.22m) Comprehensively fitted with a range of stylish units comprising of single drainer sink unit with mixer taps, inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, integrated electric double oven, hob, fridge/freezer and dishwasher which we understand from the vendor are to remain. Vaulted ceiling with Velux windows, half glazed door and window to rear aspect, radiator, breakfast bar, splash tiling, door to:

UTILITY ROOM

6' 3" x 5' (1.91m x 1.52m) Single drainer sink with mixer taps inset to worksurface with appliance storage and drawers and cupboards under, plumbing for washing machine, window to rear aspect.





LANDING

Access to loft space, door to:

BEDROOM ONE

15' 6" x 12' (4.72m x 3.66m) Max Measurement
Windows to rear and side aspect, radiator, storage cupboard.

BEDROOM TWO

11' x 9' (3.35m x 2.74m) Window to front aspect,
radiator, fitted wardrobes.

BEDROOM THREE

8' 4" x 6' 8" (2.54m x 2.03m) Window to rear aspect,
radiator, fitted storage cupboard.



FAMILY BATHROOM

9' 9" x 9' (2.97m x 2.74m) Stylish white suite
comprising of pedestal wash hand basin, low flush
WC, double shower cubical, panel bath, splash tiling,
tiled floor, window to rear aspect, radiator.

ANNEX

13' 6" x 11' (4.11m x 3.35m) Detached annex situated
to the bottom of the garden, access via part glazed
entrance door to living room, with windows to rear and
side aspect, underfloor heating, open to:



ANNEX KITCHEN

10' 10" x 7' 2" (3.3m x 2.18m) Fitted with a range of
units comprising of single drainer sink unit inset to
worksurface with appliance storage and drawers and
cupboards under, electric oven and hob, splash tiling,
window to rear aspect.

LOBBY

Door to:

SHOWER ROOM

White suite comprising of low flush WC, pedestal
wash hand basin, shower cubical, splash tiling,
window to side aspect.





OUTSIDE

To the front of the property there is a driveway providing ample parking, with garden laid to lawn with flower beds and shrubs, pedestrian access to rear garden.

REAR GARDEN

Rear garden being well enclosed by panel fencing and hedge borders the garden is laid to lawn with flower beds and shrubs, enclosed bin store housing oil tank and external oil fired boiler. Paved patio to rear of the property.



AGENTS NOTE

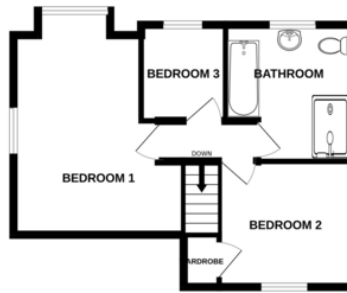
Viewing is advised to appreciate the setting, space and character features from which the property benefits.



GROUND FLOOR



1ST FLOOR



ANNEX



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		75 C
55-68	D	62 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