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DAVID MARTIN
GROUP

Honey Lane
Tiptree, CO5 0FR

£425,000
EPC Rating 'B'

- Three Bedroom Detached House
- Spacious Kitchen/Diner
- Ground Floor Cloakroom
- Car Port Parking





Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented three-bedroom detached house, boasting excellent curb appeal, and situated in the popular village of Tiptree, known for its great range of shops, schools, and local amenities. The property features a bright lounge with double doors leading to the rear garden, and a spacious dual-aspect kitchen/diner fitted with integrated appliances and offering ample worktop space, ideal for family living and entertaining. There is also a convenient ground floor cloakroom. On the first floor there are three bedrooms, including a principal bedroom with built-in wardrobes and an en-suite shower room, as well as a modern family bathroom. Externally the property benefits from a good-sized rear garden and a car port providing off-road parking.



ENTRANCE

Enter the property via a part glazed entrance door to front aspect.

LOUNGE

16' 07" x 10' 04" (5.05m x 3.15m) Window to front, windows and double doors to rear garden, two radiators.

KITCHEN/DINER

16' 07" x 12' 03" (5.05m x 3.73m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, electric oven, four ring gas hob with extractor over, integrated washing machine, fridge/freezer and dishwasher, Luxury Vinyl flooring, built in under stairs storage cupboard, radiator, windows to front and rear.

CLOAKROOM

low level W.C, hand wash basin, radiator, Luxury Vinyl flooring, extractor fan.

LANDING

Window to rear, loft access, airing cupboard, radiator.

BEDROOM ONE

10' 06" x 9' 03" (3.2m x 2.82m) Window to front, radiator, built in wardrobes with sliding doors, door to:



ENSUITE

Window to front, walk in shower cubical, low level W.C, hand wash basin, heated towel rail, spotlights, extractor fan.

BEDROOM TWO

9' 03" x 8' 10" (2.82m x 2.69m) Window to front, radiator.



BEDROOM THREE

8' 07" x 7' 04" (2.62m x 2.24m) Window to rear, radiator.

FAMILY BATHROOM

7' 00" x 6' 06" (2.13m x 1.98m) Window to side, panel enclosed bath with shower attachment, low level W.C, hand wash basin, heated towel rail, spotlights, extractor fan, part tiled walls.





OUTSIDE

Car port driveway to the side of the property providing off road parking, gated side access to rear garden.

REAR GARDEN

Enclosed rear garden with patio area to the rear of the property, rest mainly laid to lawn, outside tap, timber shed to remain.

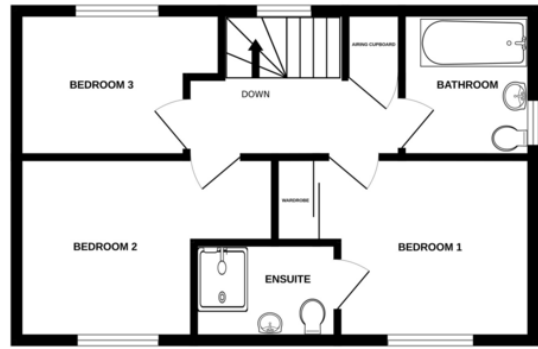




GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 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		97 A
81-91	B	83 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