



**Strawberry Lane**  
Tiptree, CO5 0RX

**Guide Price £525,000 - £550,000**  
EPC Rating 'TBC'

- Four Bedroom Detached House
- Rear Garden Approx. 100ft.
- Home Office & Utility Room
- Sought after Location





## Property Description

David Martin Estate Agents are delighted to offer for sale this exceptional four-bedroom detached family home, perfectly positioned in a highly sought-after location between Tiptree and Tolleshunt Knights. The property offers spacious and versatile accommodation for modern family living, comprising an entrance porch and hallway, a lounge open to the dining area with bi-fold doors, a kitchen, utility room, home office and ground floor cloakroom. Upstairs, there are four generously proportioned bedrooms and a family bathroom. Externally, the property features a driveway providing ample off-road parking and a rear garden in excess of 100ft, while also offering excellent potential to extend, subject to planning. This outstanding home combines comfort, practicality and lifestyle in a desirable setting.





## PORCH

Enter the property via a part glazed entrance door to front aspect, window to front, glazed door to:

## ENTRANCE HALL

Stairs rising to first floor landing, radiator, under stairs storage cupboard.

## LOUNGE

14' 04" x 11' 08" (4.37m x 3.56m) Window to front, radiator, open brick fireplace, open plan to:

## DINING ROOM

12' 02" x 8' 03" (3.71m x 2.51m) Bi-fold doors to rear, radiator.

## LEAN TO

12' 02" x 8' 03" (3.71m x 2.51m) Windows to rear and side, doors to rear.

## KITCHEN

11' 08" x 9' 10" (3.56m x 3m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, space for cooker and fridge/freezer, integrated dishwasher, window to rear and door to side.

## UTILITY ROOM

Wall mounted gas fired combi boiler, space and plumbing for washing machine and tumble dryer, door to side, door to:

## HOME OFFICE

8' 07" x 8' 04" (2.62m x 2.54m) Window to front, radiator.

## CLOAKROOM

Window to side, low level W.C, wash hand basin inset to vanity unit.





#### LANDING

Loft access.

#### BEDROOM ONE

12' 10" x 10' 03" (3.91m x 3.12m) Window to rear, radiator, range of fitted wardrobes and drawers.

#### BEDROOM TWO

11' 09" x 9' 08" (3.58m x 2.95m) Window to front, radiator, fitted wardrobes to one wall.

#### BEDROOM THREE

11' 09" x 7' 05" (3.58m x 2.26m) Window to front, radiator.

#### BEDROOM FOUR

11' 10" x 7' 09" (3.61m x 2.36m) Window to rear, radiator.

#### FAMILY BATHROOM

Window to side, panel enclosed bath with rainfall shower over and separate shower attachment, wash hand basin inset to vanity unit, low level W.C, fully tiled, spotlights, extractor fan, heated towel rail, airing cupboard, window to side.





## OUTSIDE

### FRONT

Front garden laid to lawn, driveway providing off road parking for several vehicles, side access to rear garden.

### REAR GARDEN

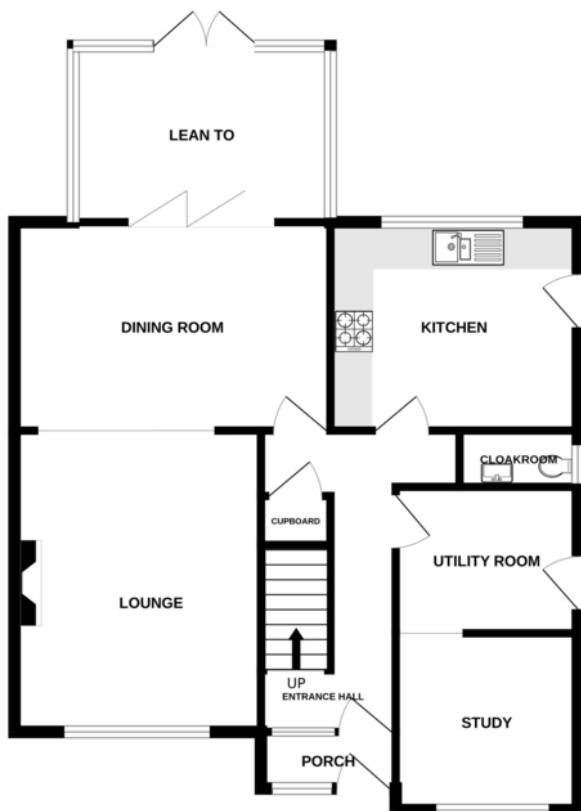
Enclosed rear garden measuring in excess of 100ft. patio area to the rear of the property, rest mainly laid to lawn with shrub borders, outside tap, shed and green house to remain.

### AGENT NOTE

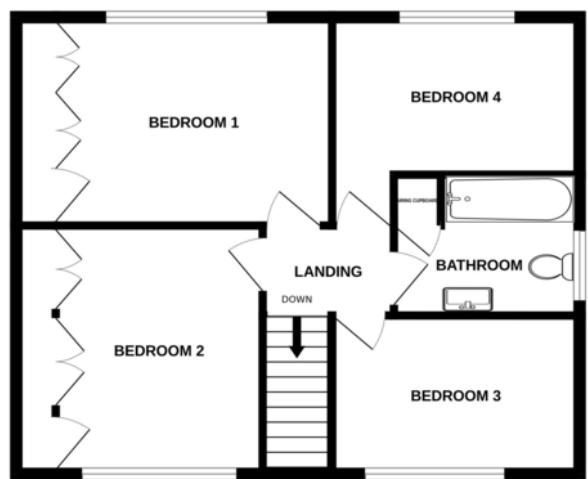
Sellers have architects drawings for a two-storey rear extension.

**Property is fitted with Hive heating.**

GROUND FLOOR



1ST 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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