



## Strawberry Lane

Tiptree, Colchester, CO5 0RX

Guide Price £500,000 - £550,000

EPC Rating 'C'

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





## Property Description

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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.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, dimensions, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, appliances and equipment shown here have been fitted and are genuine, as far as the availability of appliances can be proven. Made with iStockphoto.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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