



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

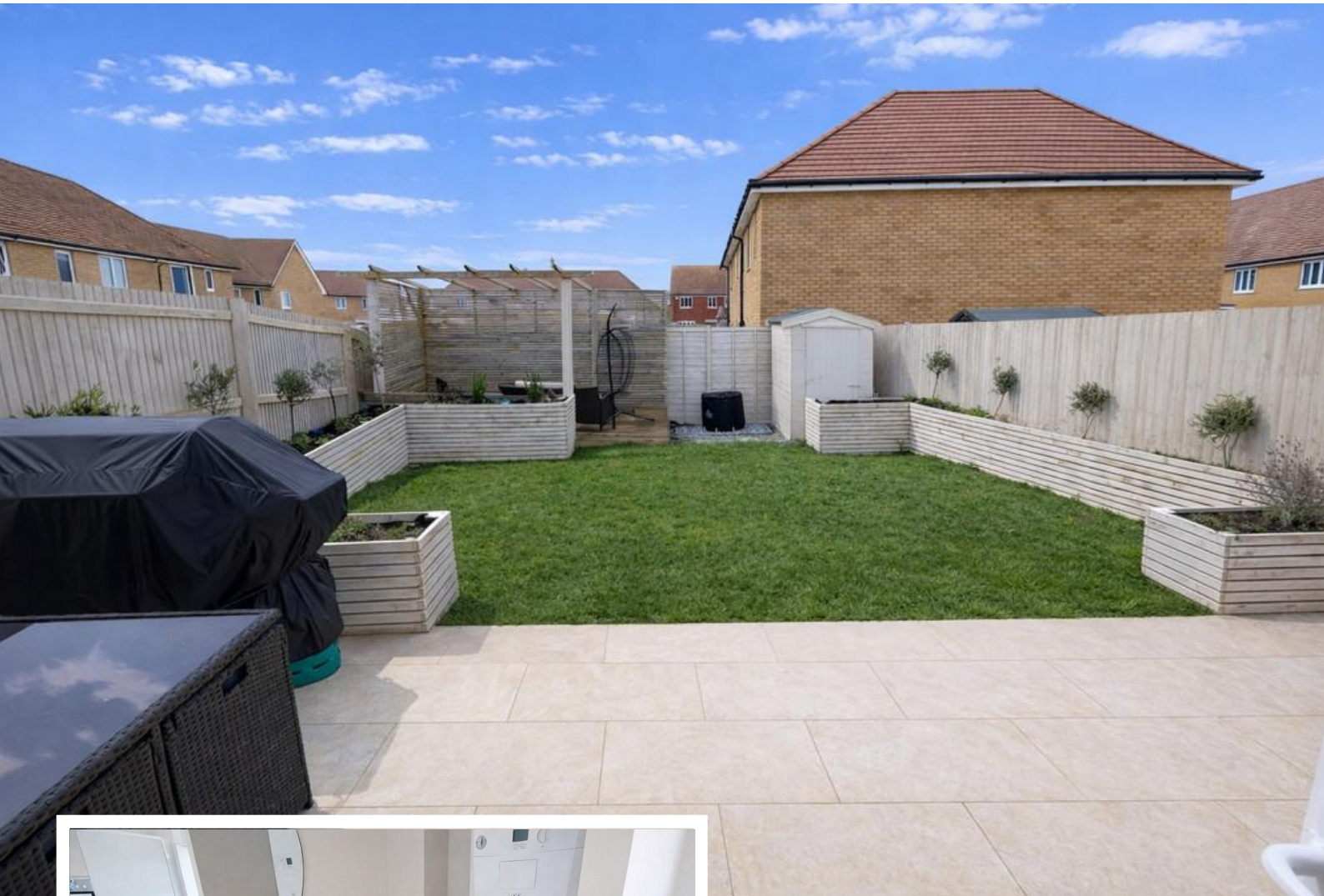
**Poppy Lane**  
Feering, CO5 9GN

**Offers In Excess Of £390,000**  
EPC Rating 'B'

- Three Bedroom Semi Detached House •
- Sought After Village Location •
- Ground Floor Cloakroom & Ensuite Shower •
- Stylishly Fitted Kitchen & Bathrooms •







## Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented three-bedroom semi-detached family home situated in the highly sought-after village of Feering, with excellent access to the A12 and the mainline railway station with direct services to London Liverpool Street, making it ideal for commuters. The accommodation comprises a welcoming entrance hall, a bright and comfortable lounge, and a spacious kitchen/dining room to the rear with double doors opening onto the garden, perfect for modern family living and entertaining, along with a useful utility room and ground floor cloakroom. On the first floor there are two well-proportioned bedrooms and a contemporary family bathroom. The second floor features an impressive principal bedroom suite benefiting from a built-in wardrobe and its own ensuite shower room. Externally the property offers a driveway to the side providing off-road parking and an enclosed rear garden. Viewing is highly recommended.





#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, radiator, door to:

#### LOUNGE

14' 6" x 10' 10" (4.42m x 3.3m) Window to front aspect, radiator, a stylish built-in media wall with inset feature fire and recessed shelving with LED lighting, door to:

#### KITCHEN/DINING ROOM

12' 3" x 10' 5" (3.73m x 3.18m) The kitchen is comprehensively fitted with a range of units comprising of a one and a half sink with drainer and mixer tap inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, gas hob with extractor over, double eye level oven, integrated fridge/freezer and dishwasher, splash tiling, windows and fully double glazed doors to rear, archway to:

#### UTILITY ROOM

Wall mounted gas fired boiler, worksurface, plumbing for washing machine, door to:

#### CLOAKROOM

White suite comprising of low flush WC, wall mounted wash hand basin, radiator, splash tiling.

#### LANDING

Stairs rising to first floor landing, door to:

#### BEDROOM TWO

14' x 8' 6" (4.27m x 2.59m) Window to rear aspect, radiator, fitted wardrobes.

#### BEDROOM THREE

11' 2" x 7' 4" (3.4m x 2.24m) Window to front aspect, radiator.

#### FAMILY BATHROOM

7' 4" x 6' 10" (2.24m x 2.08m) Stylish white suite comprising of low flush, pedestal wash hand basin, panel bath, splash tiling, window to side aspect, heated towel rail.







## SECOND FLOORLANDING

### BEDROOM ONE

15' 4" x 10' 6" (4.67m x 3.2m) Window to front aspect, radiator, door to:

### ENSUITE SHOWER ROOM

White suite comprising of low flush WC, pedestal wash hand basin, shower cubical, radiator, sky light window to rear aspect.

### OUTSIDE

To the side of the property there is a driveway providing off road parking, front garden with lawn and shrubs, side access to rear garden.

### REAR GARDEN

Being well enclosed by panel fencing the garden is mainly laid to lawn with raised flower beds, paved patio to the rear of the property.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 for any prospective purchaser. The service, repairs and appliances shown hereon have not been tested and no guarantee as to their operation or efficiency can be given. Made with iMagine 12/2015

Score	Energy rating	Current	Potential
92+	<b>A</b>		94 <b>A</b>
81-91	<b>B</b>	84 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

www.dmgptiptree.co.uk  
%office\_emailAddress%  
01621 815815

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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