



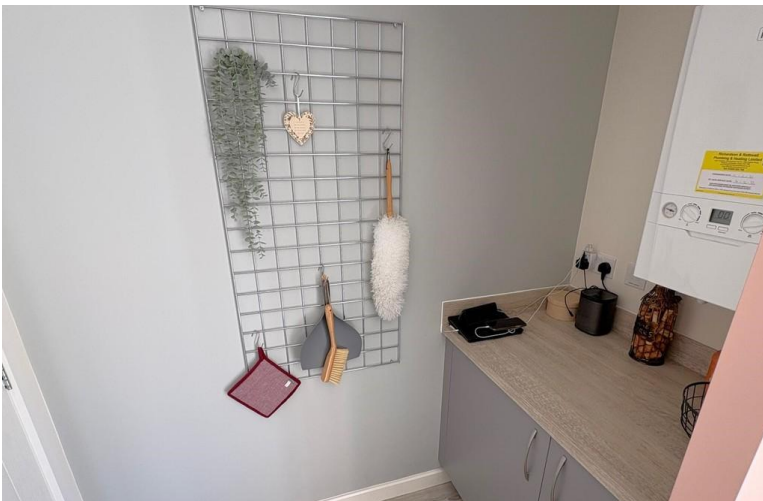
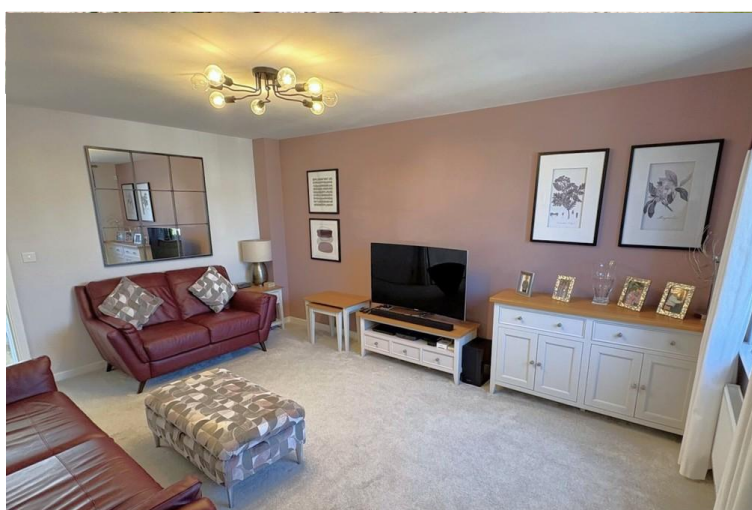
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DAVID MARTIN
GROUP

Willow Gardens
Feering, Colchester, CO5 9GB

£470,000
EPC Rating 'b'

- Three Bedroom Semi-Detached House
- Enclosed Landscaped Garden To Rear
- Garage & Ample Parking
- Chain Free





Property Description

David Martin Estate Agents are delighted to present for sale this beautifully presented three-bedroom semi-detached house located in the popular village of Feering. Ideally situated within walking distance of the mainline train station, local shops, amenities, and offering convenient access to the A12. The accommodation comprises an entrance hall, spacious lounge, open-plan kitchen/dining room with doors opening to the rear garden, utility room, and ground floor cloakroom. Upstairs offers a principal bedroom with en-suite shower room, two further bedrooms, and a modern family bathroom. Externally, the property benefits from a garage and off-road parking, along with a landscaped and enclosed rear garden ideal for relaxing or entertaining. Viewing is highly recommended to fully appreciate the finish, desirable setting, and generous living space this property has to offer.



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

16' x 12' 5" (4.88m x 3.78m) Being well lit by window to front aspect, radiator, door to:

KITCHEN/DINING ROOM

12' x 12' (3.66m x 3.66m) Comprehensively fitted with a range of stylish units comprising of single drainer ceramic sink unit with rinse bowl and mixer taps inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, integrated appliances gas hob and electric oven, dishwasher and fridge/freezer, radiator, windows and fully glazed double doors to rear aspect.

UTILITY ROOM

6' 10" x 3' 5" (2.08m x 1.04m) Worksurface with cupboards under, integrated washing dryer machine, wall mounted gas fired boiler, door to:

CLOAKROOM

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

LANDING

Access to loft space, door to:

BEDROOM ONE

11' 6" x 10' 10" (3.51m x 3.3m) Window to rear aspect, radiator, fitted wardrobes, door to:

ENSUITE SHOWER ROOM

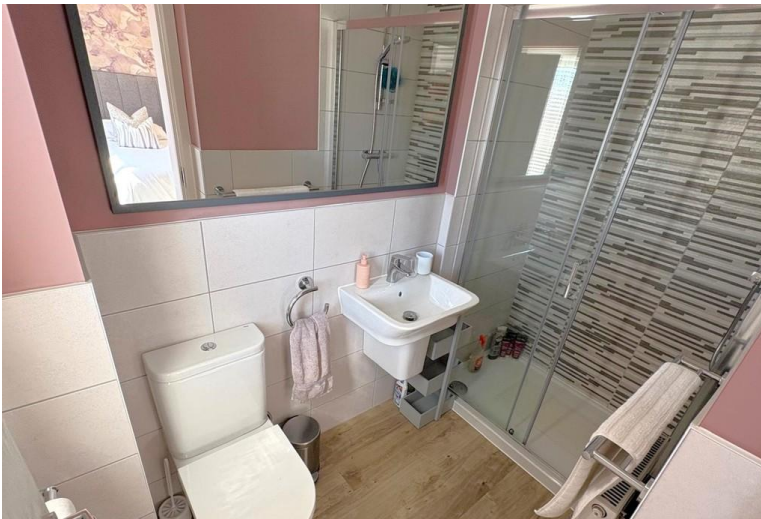
Stylish white suite comprising of low flush WC, wall mounted wash hand basin, double shower cubical with shower screen, splash tiling, radiator, window to rear aspect.

BEDROOM TWO

12' 5" x 8' 6" (3.78m x 2.59m) Window to front aspect, radiator, fitted wardrobes.

BEDROOM THREE

12' 5" x 7' (3.78m x 2.13m) Window to front aspect, radiator, fitted storage cupboard.





FAMILY BATHROOM

Stylish white suite comprising of low flush WC, wash hand basin inset to vanity unit, panel bath with shower over, splash tiling, window to side aspect, radiator.

OUTSIDE

To the front of the property there is a small garden with flower beds and shrubs, driveway to side providing ample parking with EV charging point leading to garage with up and over door power and light connected. Open aspect to front, pedestrian access to rear garden.

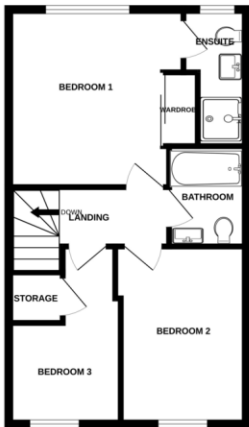
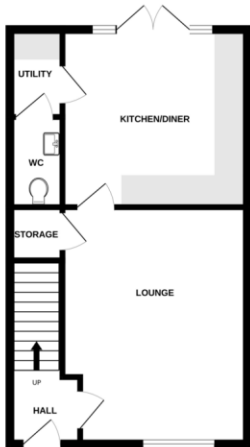


REAR GARDEN

The rear garden is well enclosed by panel fencing and landscaped being laid to flower with flower beds and shrubs, paved patio to the rear of the property, outside tap and light. Further seating area and sun trap to the rear of the garage.

GROUND FLOOR
450 sq. ft. (41.8 sq.m.) approx.

1ST FLOOR
450 sq. ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq. ft. (83.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or condition. See the plan for details.
Made with Hozon 12/25

Score	Energy rating	Current	Potential
92+	A		95 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