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DAVID MARTIN
GROUP

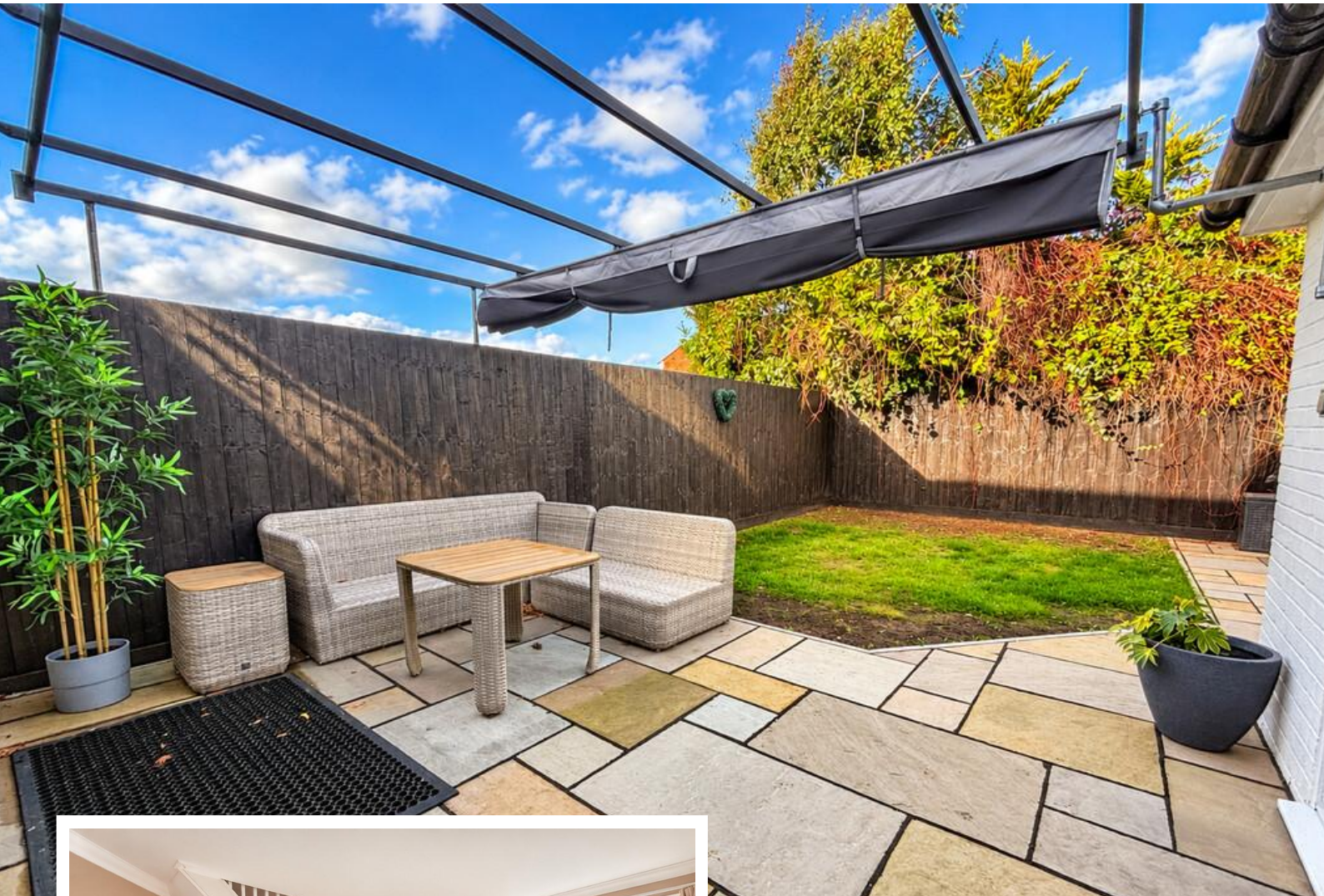
Heycroft Way
Tiptree, Colchester, CO5 0DG

£335,000
EPC Rating 'TBC'

- TWO DOUBLE BEDROOMS
- ENSUITE
- OPEN PLAN KITCHEN/DINER
- WELL PRESENTED THROUGHOUT



Heycroft Way, Tiptree, Colchester, CO5 0DG



Property Description

We are delighted to offer for sale this very well-presented, two-bedroom extended semi-detached house, situated in the heart of Tiptree village. The property has been well maintained by its current owners and offers spacious and versatile accommodation throughout. On the ground floor, you will find a separate lounge, along with an open-plan kitchen/dining area to the rear, providing an ideal space for both everyday living and entertaining. On the first floor, there are two generous double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from an enclosed rear garden, ideal for relaxing and enjoying the outdoors. The garage has been partially converted to provide a useful utility room/second kitchen, while the front section remains available for storage. To the front, there is a lawned garden and off-road parking. Situated in the heart of Tiptree village, this property offers a fantastic opportunity for buyers seeking a



well-maintained home with flexible living space.

ENTRANCE HALL

Enter property via part glazed door into porch, leading into;

LOUNGE

15' 02" x 13' 09" (4.62m x 4.19m) A bright and airy lounge featuring a window to the front aspect, allowing plenty of natural light to fill the room, with an opening leading through to;

KITCHEN/DINING ROOM

20' 07" x 11' 07" (6.27m x 3.53m) A spacious open-plan kitchen/dining room featuring a recently fitted kitchen with a range of wall, base and floor-to-ceiling units, providing ample storage. Integrated appliances include a washing machine and fridge freezer, with a sink inset into the worktop. The room is finished with stylish herringbone LVT flooring and benefits from double doors and a window overlooking and providing access to the rear garden, allowing plenty of natural light to flood the space.

FIRST FLOOR

LANDING

First-floor landing with a useful storage cupboard and access to the loft.



BEDROOM ONE

12' 09" x 10' 10" (3.89m x 3.3m) A well-proportioned principal bedroom featuring a window to the front aspect, built-in wardrobes providing useful storage, and a door leading to;

ENSUITE

Modern en-suite comprising a shower cubicle, low-level WC and wash hand basin inset into a vanity unit, complemented by a heated towel rail.



BEDROOM TWO

10' 07" x 7' 08" (3.23m x 2.34m) A well-proportioned bedroom featuring a window to the rear aspect and built-in wardrobes providing useful storage.

BATHROOM

A family bathroom fitted with a white suite comprising a panelled bath, low-level WC and wash hand basin inset into a vanity unit. An obscure-glazed window to the rear aspect provides natural light while maintaining privacy.

OUTSIDE

REAR GARDEN

The enclosed rear garden has been designed with low





maintenance in mind, featuring an attractive patio area, ideal for outdoor dining and entertaining. A recently installed retractable pergola, which we understand will remain with the property, provides an additional sheltered seating area. The remainder of the garden is laid to lawn. A door provides access to the garage, which has been partially converted to create a useful second kitchen/utility area, with the remaining space offering storage. A side gate also provides convenient access to the front of the property.

FRONT

To the front of the property, there is ample off-road parking, alongside a lawned front garden.



GROUND FLOOR

1ST FLOOR

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COS 90/1

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, contents and other things are approximate and the responsibility is upon the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans with dimensions 12/12/25



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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 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