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DAVID MARTIN
GROUP

Honey Lane
Tiptree, CO5 0FR

£310,000
EPC Rating 'B'

- Two Bedroom Semi-Detached House
- Open Plan Living
- Ground Floor Cloakroom
- Two Parking Spaces





Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented home. The well-designed accommodation comprises two generous double bedrooms, a stylish family bathroom, and a convenient ground-floor cloakroom. At the heart of the home is a superb open-plan living space, seamlessly combining the lounge, dining area, and contemporary kitchen. The kitchen is fitted with a range of integrated appliances, while French doors from the lounge open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. Outside, the enclosed rear garden enjoys a patio area immediately behind the property. A standout feature, rarely found with similar homes on modern developments, is the provision of allocated parking for two vehicles, adding further convenience to this attractive home. The property also benefits from the remainder of its NHBC warranty, making it an excellent choice for first-time buyers, professionals, or investors.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, laminate flooring, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

24' 01" x 12' 11" (7.34m x 3.94m) Window to front and double doors to the rear provide plenty of natural light to the open-plan living space. The room also benefits from laminate flooring, two radiators, stairs rising to the first floor, and a useful under stairs storage cupboard. The kitchen is fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, an integrated fridge freezer, washing machine and dishwasher, oven, four ring gas hob with extractor fan, tiled splash back.



CLOAKROOM

Obscure UPVC window to front, low level, wash hand basin, radiator and tiled flooring.

LANDING

Loft access and radiator.

BEDROOM ONE

12' 11" x 8' 05" (3.94m x 2.57m) Window to rear aspect, built in wardrobes with sliding doors, radiator.

BEDROOM TWO

12' 11" x 8' 08" (3.94m x 2.64m) Window to front, over-stairs cupboard, radiator.



FAMILY BATHROOM

Tiled flooring and part tiled walls, spotlights, panel enclosed bath with over head shower and screen, low level WC, wash hand basin and heated towel rail



OUTSIDE

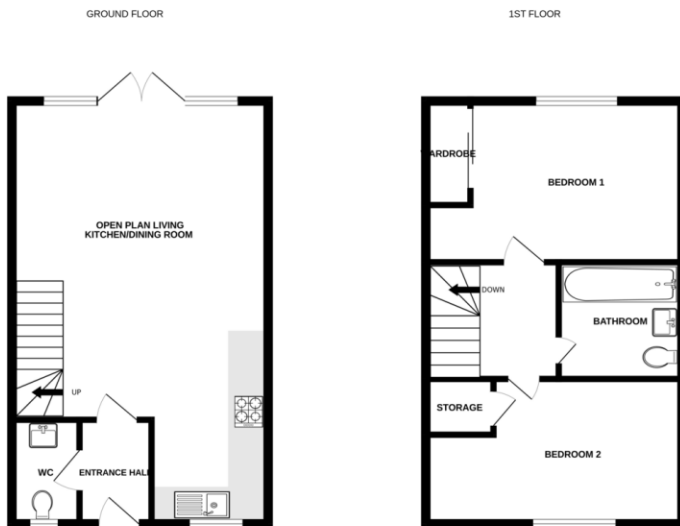
The property benefits from two allocated parking spaces, there is an outside socket at the side of the property and side access through the side gate.

REAR GARDEN

Patio area at the rear of the house, additional decked seating area to the rear of the garden, the remainder is laid to lawn, storage shed and outside tap.

LOCATION

Tiptree is a thriving and highly sought-after Essex village, renowned for its welcoming community, excellent amenities, and picturesque countryside surroundings. Famous as the home of Tiptree Jam, the village offers a superb range of independent shops, supermarkets, cafés, healthcare facilities, and leisure amenities. Families benefit from a selection of well-regarded primary and secondary schools, making the village a popular choice for those with children. For commuters, Tiptree enjoys convenient access to the A12, while nearby Kelvedon and Witham railway stations provide direct services to London Liverpool Street. Regular bus services also connect the village to Colchester, Chelmsford, Maldon, and the surrounding areas, offering an ideal balance of rural village living and excellent transport links.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is to be given. Measurements are to the centre.

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