



Primrose Lane, Colchester, CO5 0LB

Offers in excess of £475,000



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Some more information

From the entrance door you enter the entrance hall where doors to either side give access to the sitting room and kitchen dining room, in addition there is a further door to the entrance hall storage cupboard. The sitting room has dual aspect window to the front and side, modern flame effect remote control fire inset into the chimney breast and door leading to the inner hall. In addition a further glazed door leads to the conservatory which is of uPVC construction upon a brick plinth and has French door to the rear leading out to the rear garden.

The kitchen dining room is fitted with a range of eye and base level cupboards and drawers beneath laminate work surfaces, windows to both the front and side along with further single door leading to the side driveway. Appliances include space for three under counter appliances, eye level double oven, electric hob with extractor over and inset composite sink.

Leading back through the inner hall doors give access to all three bedrooms, of which bedrooms one and two have windows to the rear elevation and are both good sized double rooms, whilst bedroom three has a window to the side and is currently used as a study space. Completing the internal accommodation is the four piece family bathroom comprising panel enclosed bath, corner low level W.C. shower enclosure and wash hand basin.

Externally

To the front of the property the concrete driveway provides off street parking for a number of vehicles which to the front is flanked by an area of lawn. The driveway continues to the side of the property where an electric roller shutter door gives access to the garage / workshop which has a window and door leading out to the rear garden.

The rear garden is mainly laid to lawn with a paved terrace to the immediate rear of the property and to the side there are two greenhouses and an area now laid to lawn which was previously utilised as a garden vegetable bed. At the foot of the garden there are two sheds and a summer house along with the former fish pond which has been drained. Gated access leads to the side of the property and around to the front.

Location

Tiptree is one of the largest villages in England and is situated approximately 10 miles from Colchester and 7 miles from the historic quayside town of Maldon. Once part of a huge area of heathland that embraced 16 parishes, Tiptree can still boast the largest fragment of lowland heath in Essex. Tiptree has a busy shopping centre of small, individual shops and notable employers, including internationally famous Wilkin and Son jam makers. It is served by four primary schools and one comprehensive school, which is a centre of sporting excellence.

The nearby town of Maldon is located 7 miles from the property with its historic quay, Maldon also offers several independent and national high street retailers as well as supermarkets and restaurants, as does Colchester which is a similar distance from the property. In addition the nearest mainline railway station is located at Kelvedon with a fast and frequent service to London Liverpool Street Station.

Entrance Hall

8'6" x 4'7" (2.59m x 1.40m)

Sitting Room

21'9" x 12'11" max (6.63m x 3.94m max)

Kitchen Dining Room

18'5" x 13'4" (5.61m x 4.06m)

Conservatory

17'9" x 5'2" (5.41m x 1.57m)

Bedroom One

13'8" x 10'0" (4.17m x 3.05m)

Bedroom Two

10'5" x 9'10" (3.18m x 3.00m)

Bedroom Three

10'0" x 8'6" (3.05m x 2.59m)

Bathroom

8'10" x 6'6" (2.69m x 1.98m)

Garage / Workshop

22'4" x 13'4" (6.81m x 4.06m)

Services

Council Tax Band - D

Local Authority - Colchester City Council

Tenure- Freehold

EPC - D

Mains Electric

Gas Fired Heating

Mains Water

Mains Drainage

Planning Applications in the Immediate Locality - Speak with selling agents.

Construction Type - We understand the property to be predominantly of brick and block construction. The property does not have step free access to the property.

Broadband Availability - Supafast Broadband Available with speeds up to 80mbps (details obtained from Ofcom Mobile and

Broadband Checker) – July 2026.

Mobile Coverage - It is understood that the mobile phone service is available from EE/Three (details obtained from Ofcom Mobile Checker) - July 2026.

Flooding from Surface Water – Very Low - Low Risk

Flooding from Rivers and Sea - Very Low Risk

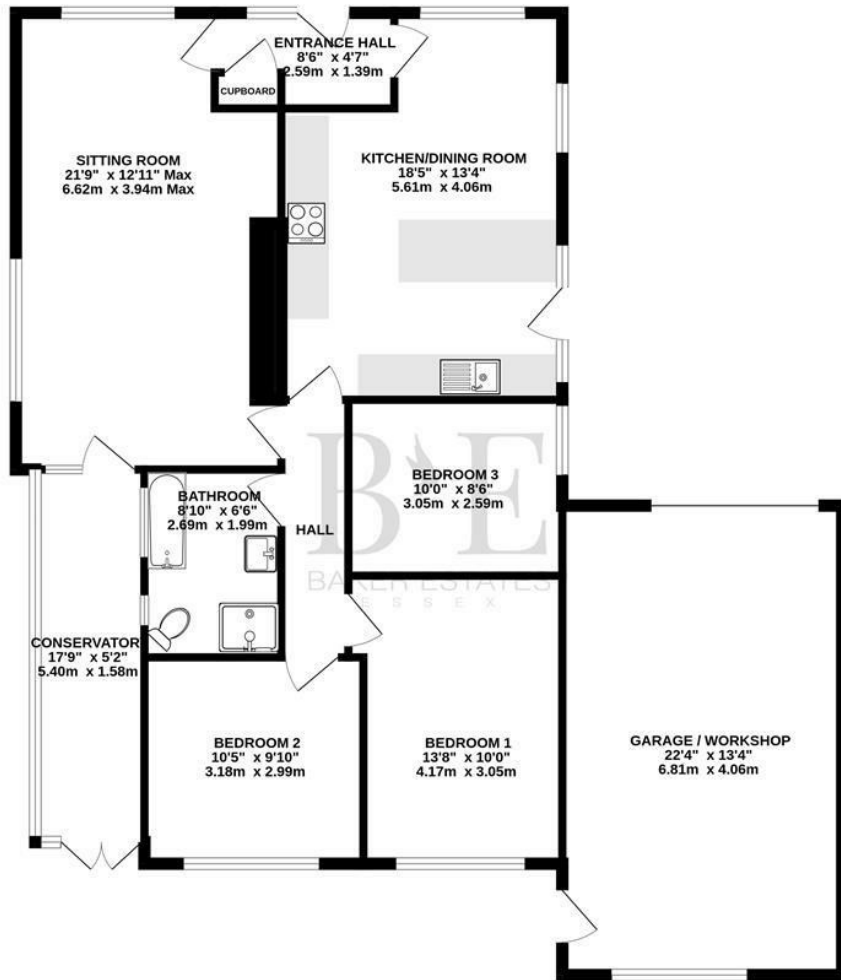
Flooding from Reservoirs Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

(details obtained from gov.uk long term flood risk search) - July 2026



GROUND FLOOR
1317 sq.ft. (122.3 sq.m.) approx.



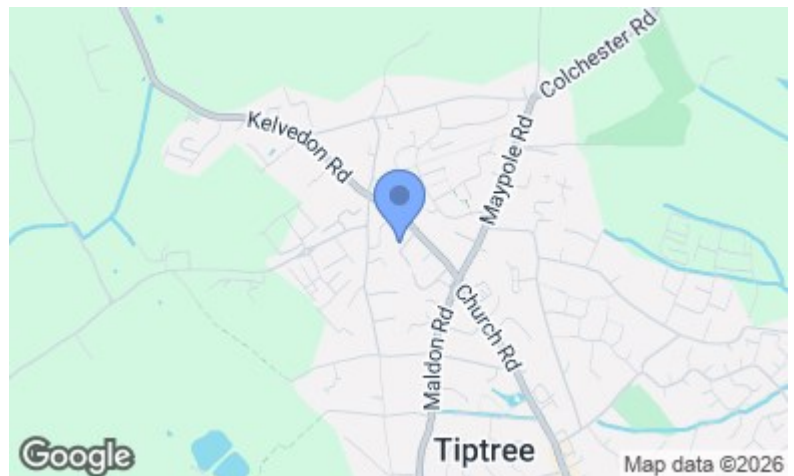
TOTAL FLOOR AREA: 1317 sq.ft. (122.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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