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DAVID MARTIN
GROUP

Strawberry Lane
Tiptree, CO5 0RX

£350,000
EPC Rating 'D'

- Semi-Detached House
- Three/Four Bedrooms
- Spacious Accommodation
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious three/four bedroom semi-detached house situated in a desirable location between Tiptree and Tolleshunt Knights. The property comprises an entrance hall, a generous lounge/diner with sliding doors opening to the rear garden, a fitted kitchen with access to a lean-to, and a ground floor double bedroom which could also be used as a home office. To the first floor there is a spacious landing, three well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from a driveway providing off-road parking, a rear garden with a covered patio seating area, and open fields to the rear offering pleasant views.





ENTRANCE HALL

Enter the property via entrance door to side aspect, built in cupboard, door to:

LOUNGE/DINER

24' 02" x 12' 09" maximum measurements (7.37m x 3.89m) Window to front, two radiators, sliding doors to rear garden.

KITCHEN

10' 00" x 10' 05" (3.05m x 3.18m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, four ring electric hob with extractor over, two eye level ovens, space for fridge/freezer, floor standing oil fired boiler, laminate flooring, window and door to rear.

LEAN TO

11' 01" x 6' 10" (3.38m x 2.08m) Timber framed lean to with windows to rear and side, door to side, space and plumbing for washing machine.

BEDROOM FOUR/HOME OFFICE

14' 01" x 7' 04" (4.29m x 2.24m) Window to front, built in wardrobe and cupboard, radiator.

LANDING

Airing cupboard, loft access.



BEDROOM ONE

12' 10" x 12' 01" (3.91m x 3.68m) Window to rear, radiator, fitted wardrobes with sliding doors.

BEDROOM TWO

11' 00" x 10' 01" (3.35m x 3.07m) Window to front, radiator, fitted wardrobes.

BEDROOM THREE

10' 00" x 7' 06" (3.05m x 2.29m) Window to front, radiator, fitted wardrobes.



FAMILY BATHROOM

Two windows to rear, panel enclosed bath, low level W.C, hand wash basin, heated towel rail, radiator.





OUTSIDE

FRONT

Driveway providing off road parking for several vehicles, covered side access to rear garden housing oil tank.

REAR GARDEN

Raised covered patio seating area to the rear of the property, rest mainly laid to lawn with further patio to the rear of the garden, outside tap, timber shed to remain, fields to the rear.

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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 errors, omissions or mis-statements. 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. Made with Metaphor 12/2020

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