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DAVID MARTIN
GROUP

Strawberry Lane

Tiptree, CO5 0RX

Guide Price £330,000 - £350,000

EPC Rating 'E'

- Extended Three Bedroom Semi-Detached • Sought after Location
- Spacious Lounge/Dining Room • Chain Free





Property Description

David Martin Estate Agents are pleased to present this extended three-bedroom semi-detached home, ideally situated on the popular Strawberry Lane between Tiptree and Tolleshunt Knights. The accommodation comprises an entrance hall accessed via a lean-to, ground floor cloakroom, spacious open-plan lounge/dining room, and fitted kitchen with access to the lean-to and rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom, with bedroom two benefiting from stairs leading to a useful loft storage room. Outside, the property offers a driveway providing off-road parking and an enclosed rear garden backing onto open fields. Offered chain free, this property presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own taste.



LEAN TO

Window to front, door to side, door to:

ENTRANCE HALL

Entre the property via a part glazed entrance door to front aspect, radiator, stairs rising to first floor landing, door to:

INNER HALLWAY

Built in cupboard, fitted cupboards with space and plumbing for washing machine, window to side, sliding door to lobby.

LOBBY

Window to front, door to side, door to:

WC

Window to side, low level W.C.

LOUNGE/DINING ROOM

32' 08" x 10' 10" (9.96m x 3.3m) Windows to front and rear, two radiators.

KITCHEN

9' 03" x 8' 11" (2.82m x 2.72m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space for freestanding cooker, tiled splash back, laminate flooring, windows to rear and side, door to:

LEAN TO

Window to rear and side, sliding doors to rear garden.

LANDING

Window to side, radiator, large walk in storage cupboard.

BEDROOM ONE

17' 02" x 9' 05" (5.23m x 2.87m) Window to rear, radiator, built in wardrobes.

BEDROOM TWO

12' 04" x 10' 02" (3.76m x 3.1m) Window to front, radiator, built in wardrobes, door leading to stairs to loft.

BEDROOM THREE

9' 03" x 8' 11" (2.82m x 2.72m) Window ton rear, radiator.

BATHROOM

Shower cubical, panel enclosed bath, low level W.C, hand wash basin, part tiled walls, window to side.





OUTSIDE
Front garden laid to lawn with shrub borders, driveway providing off road parking for two vehicles, side access to rear garden.

REAR GARDEN
Enclosed rear garden with paved patio area, shrub and flower borders, floor standing oil fired boiler, oil tank, timber sheds to remain.



TOTAL FLOOR AREA: 1533 sq ft (140.6 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 areas 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 for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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