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DAVID MARTIN
GROUP

Honey Lane

Tiptree, Colchester, CO5 0FR

Guide Price £300,000-£315,000

EPC Rating 'B'

- OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- DOWNSTAIRS WC





Property Description

Built by Crest Nicholson as part of the sought-after Nine Acres development, this beautifully presented home still benefits from the remainder of its NHBC guarantee and would make an ideal first-time purchase.

The property offers well-planned accommodation comprising two double bedrooms, a modern family bathroom, and a convenient cloakroom. The heart of the home is the impressive open-plan living space, seamlessly combining the lounge, dining area, and contemporary kitchen. French doors from the lounge open onto the rear garden, while the kitchen is fitted with a range of integrated appliances.

Outside, the rear garden features a patio seating area directly behind the house, perfect for outdoor dining and entertaining. A particular advantage of this property, rarely found with similar homes on modern developments, is the allocated parking for two vehicles.



ENTRANCE HALL

Entrance door, laminate flooring and radiator.

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

OPEN PLAN LIVING, KITCHEN/DINING SPACE

24' 1" x 12' 11" (7.34m x 3.94m) A UPVC window to the front and UPVC French 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 understairs storage cupboard.

The kitchen is fitted with a range of work surfaces with cupboards and drawers beneath, matching eye-level units, an integrated fridge freezer, washing machine, oven, hob, and extractor fan, along with a sink and drainer.



LANDING

Loft access and radiator.

BEDROOM ONE

12' 11" x 8' 5" (3.94m x 2.57m) Window to rear aspect, built in sliding wardrobes, radiator.



BEDROOM TWO

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

BATHROOM

Tiled flooring and walls, spotlights, bath with overhead shower and screen, WC, wash hand basin and heated rail

OUTSIDE

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



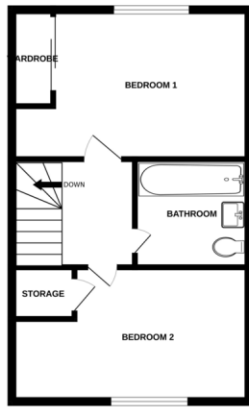
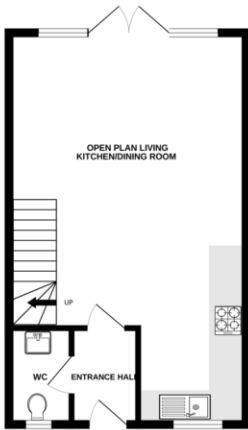
REAR GARDEN

The rear garden measures 35ft approx. laid patio seating area at the rear of the house and access to the drive, the remainder is laid to lawn and has space for a storage shed.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of sites, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is made with respect to their condition or operation. Please visit MyHomeView.co.uk

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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