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DAVID MARTIN  
GROUP

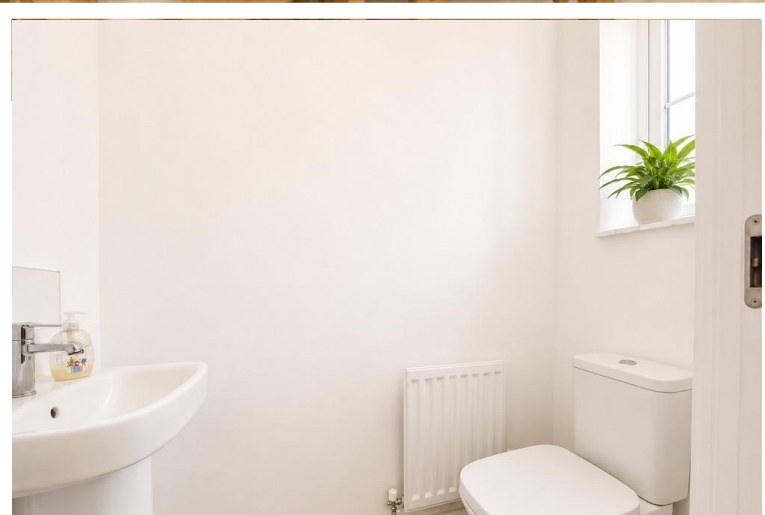
**Honey Lane**  
Tiptree, CO5 0FR

**Guide Price £350,000 - £370,000**

EPC Rating 'B'

- Three Bedroom Semi-Detached House
- Bathroom & Ensuite
- Good Sized Rear Garden & Driveway
- No Onward Chain





## Property Description

David Martin Estate Agents are delighted to offer for sale this immaculately presented three bedroom semi-detached house situated on the popular Honey Lane in Tiptree, close to an excellent range of shops, schools and local amenities. The accommodation comprises a welcoming entrance hall, modern kitchen/diner with integrated appliances, spacious lounge with double doors opening onto the sunny rear garden and a ground floor cloakroom. To the first floor there is a principal bedroom with ensuite shower room, two further well proportioned bedrooms and a family bathroom. Externally the property benefits from a good sized rear garden and a block paved driveway providing off road parking for two vehicles. Offered for sale chain free.



#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, laminate flooring, stairs rising to first floor landing.

#### LOUNGE

16' 06" x 11' 09" (5.03m x 3.58m) Window and double doors to rear garden, built in storage cupboard, radiator.

#### KITCHEN/DINER

15' 09" x 9' 05" (4.8m x 2.87m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, four ring gas hob with extractor over, oven, integrated washing machine and fridge/freezer, laminate flooring, radiator, window to front, space for dining table.



#### CLOAKROOM

Window to front, low level W.C, hand wash basin, radiator, laminate flooring.

#### LANDING

Loft access.

#### BEDROOM ONE

16' 06" x 9' 03" (5.03m x 2.82m) Window to rear, built in wardrobe with mirrored sliding doors, radiator, door to:



#### ENSUITE

Low level W.C, hand wash basin, shower cubical, part tiled walls, heated towel rail, extractor fan, spotlights.

#### BEDROOM TWO

9' 09" x 9' 01" (2.97m x 2.77m) Window to front, radiator, recess with fitted hanging rail.

#### BEDROOM THREE

11' 11" x 7' 00" (3.63m x 2.13m) Window to rear, radiator.



#### FAMILY BATHROOM

Window to front, panel enclosed bath with shower attachment, low level W.C, hand wash basin, heated towel rail, spotlights, extractor fan, tiled floor.



**OUTSIDE**

Front garden with shrubs, block paved driveway to the side of the property providing off road parking for two vehicles, power point, gated access to rear garden.

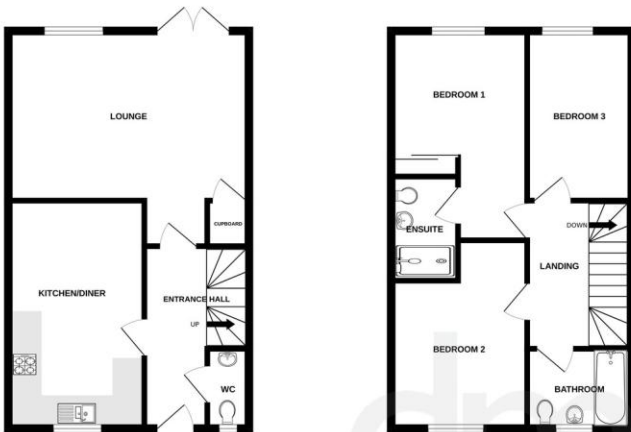
**REAR GARDEN**

Enclosed rear garden, mainly laid to lawn with patio area to the rear of the property, outside tap and lights, timber bike shed, hardstanding for shed.



GROUND FLOOR  
457 sq ft. (42.4 sq.m.) approx.

1ST FLOOR  
457 sq ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq ft. (84.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing particulars, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or effectiveness. All dimensions are approximate.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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