



dm^g
DAVID MARTIN
ESTATE AGENTS
TIPTREE

dm^g
DAVID MARTIN
GROUP

Archer Crescent
Tiptree, Colchester, CO5 0GS

£440,000
EPC Rating 'D'

- Four Bedroom Family Home
- Kitchen/Diner
- Bedroom With Dressing Room & Ensuite Shower
- Garage and Gated Parking



dm^g
DAVID MARTIN
ESTATE AGENTS
TIPTREE



dm^g
DAVID MARTIN
ESTATE AGENTS
TIPTREE



Property Description

David Martin Estate Agents are delighted to offer for sale this link-detached four bedroom family home situated within walking distance to Tiptree village centre with its excellent range of shops, schools and local amenities. The property offers an entrance hall, lounge with double doors to rear garden, modern kitchen/diner, ground floor cloakroom, landing, principal bedroom with dressing room and newly fitted ensuite shower room, three further bedrooms and a family bathroom. Externally the property benefits from gated parking, a garage, an enclosed rear garden and woodland aspect to front. Viewing is advised to appreciate all this property has to offer.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to spacious entrance hall, stairs rising to first floor landing, radiator, storage cupboard, door to:

LOUNGE

15' 8" x 14' 2" (4.78m x 4.32m) A bright room being well lit by window to front aspect and French doors to rear aspect, storage cupboard under stairs, radiator, TV aerial and telephone points, the room features a open fireplace with stone surround and gas coal effect fire inset.



KITCHEN

12' 6" x 9' 10" (3.81m x 3m) Comprehensively fitted with a range of stylish units fitted with quartz work surface with appliance storage and drawers and cupboards beneath, adjoining work surface with drawers and cupboards under and single drainer sink unit inset, matching range of eye level wall mounted units, gas hob and electric double oven inset to remain, plumbing for dishwasher, cupboard housing gas fired boiler, splash tiling, tiled floor, the room is lit by window and half glazed door to rear aspect, storage cupboard, open to:

DINING ROOM

11' 5" x 11' 5" (3.48m x 3.48m) Being lit by bay window to front aspect, double radiator, quartz work surface with appliance storage and drawers and cupboards beneath, plumbing for washing machine, laminate floor, water softener.



CLOAKROOM

White suite comprising of low flush WC, wall mounted wash hand basin inset to vanity unit, window to side aspect, laminate flooring, fully tiled walls.

LANDING

Window to rear aspect, radiator, access to loft space, airing cupboard, door to:



BEDROOM ONE

16' 6" x 11' 10" (5.03m x 3.61m) Window to front aspect, radiator, fitted range of wardrobes and matching drawers, archway to:

DRESSING ROOM

9' 0" x 7' 0" (2.74m x 2.13m) Window to front aspect, fitted range of wardrobes to one wall, door to:

ENSUITE SHOWER ROOM

Stylish re fitted white suite comprising of twin wash hand basins inset to vanity units with storage, low



flush WC, shower cubical, splash tiling, extractor fan, window to rear aspect, tiled flooring, radiator.

BEDROOM TWO

11' 2" x 8' 8" (3.4m x 2.64m) Window to rear aspect, radiator, fitted wardrobe.

BEDROOM THREE

10' x 8' 5" (3.05m x 2.57m) Window to front aspect, radiator.

BEDROOM FOUR

8' 10" x 6' 10" (2.69m x 2.08m) Window to front aspect, radiator.



FAMILY BATHROOM

Stylish white suite comprising of low flush WC, pedestal wash hand basin, jacuzzi style panel bath with shower over, splash tiling, window to rear aspect, radiator, karndean flooring.

OUTSIDE

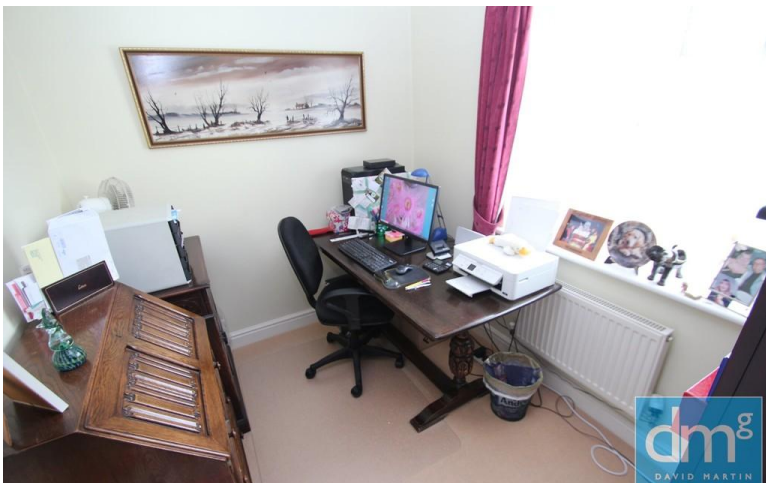
To the front of the property there is a paved garden enclosed by railings, driveway providing parking to the side of the property with double gates leading to driveway leading to detached garage with up and over door with power and light connected, access to rear garden.



REAR GARDEN

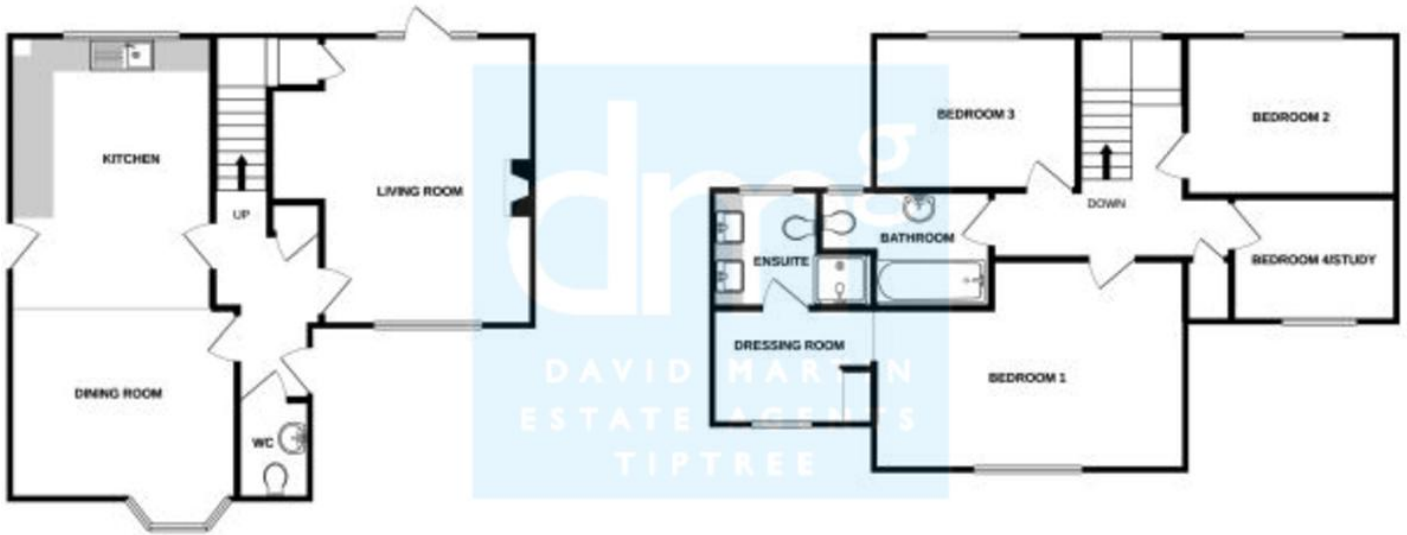
Being well enclosed by brick wall with flower beds and shrubs, paved patio, artificial lawn providing a low maintenance garden, outside tap and light.





GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements