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DAVID MARTIN
GROUP

Apricot Mews
Tiptree, CO5 0FZ

£475,000
EPC Rating 'B'

- Four Bedroom Detached Family Home
- Spacious Modern Kitchen/Diner
- Driveway & Garage
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are delighted to offer for sale this modern and versatile four-bedroom detached family home situated in the popular village of Tiptree. The property is spread across three floors and offers spacious accommodation consisting of a welcoming entrance hall, lounge with bay window, cloakroom, spacious open plan kitchen/dining room ideal for entertaining with double doors to the rear garden. On the first floor is the principal bedroom with ensuite shower room and fitted wardrobes, a further double bedroom and a family bathroom. On the second floor there are two further double bedrooms and an ensuite shower room. Externally the property benefits from a driveway providing off road parking leading to a garage and a generous sized enclosed rear garden. We highly recommend a viewing of this property to appreciate all the space that it has to offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to front, under stairs storage cupboard, radiator, 'Amtico' wood effect flooring, stairs rising to first floor landing.

LOUNGE

16' 08" x 12' 02" (5.08m x 3.71m) Bay window to front, two further windows to side, two radiators, wood panelling.

KITCHEN/DINER

19' 06" x 11' 02" (5.94m x 3.4m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, double eye level oven, four ring electric hob with extractor over, electric oven, integrated fridge/freezer, washing machine and dishwasher, radiator, spotlights, 'Amtico' wood effect flooring, double doors and a window to rear garden.

CLOAKROOM

Low level W.C, hand wash basin, extractor fan, radiator, spotlights, extractor fan.





FIRST FLOOR LANDING

Large storage cupboard, radiator, stairs rising to first floor landing.

BEDROOM ONE

19' 06" x 11' 02" (5.94m x 3.4m) Window to rear, fitted wardrobes with sliding doors, radiator.

ENSUITE

Window to side, walk in shower, low level W.C, wash hand basin inset to vanity unit, fully tiled, heated towel rail, spotlights, extractor fan.



BEDROOM THREE

12' 01" x 9' 10" (3.68m x 3m) Window to front, radiator, wood panelling.

FAMILY BATHROOM

Window to front, bath with shower over, low level W.C, hand wash basin, fully tiled, heated towel rail, spotlights, extractor fan.

SECOND FLOOR LANDING

Two large storage cupboards.

BEDROOM TWO

15' 03" x 13' 05" (4.65m x 4.09m) Window to front and Velux window to side, radiator.



ENSUITE

Velux window to side, walk in shower, low level W.C, hand wash basin, heated towel rail, fully tiled, spotlights, extractor fan.





OUTSIDE

FRONT

Front garden with shrub and flowers, driveway to side of property providing off road parking for multiple vehicles, carport is fitted with spotlights.

GARAGE

Up and over door, power and light connected, eaves storage, door to side, soffit under lighting.

REAR GARDEN

Good sized rear garden mainly laid to lawn with patio area to rear of property, outside tap and light.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 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.
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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