



Warren Lingley Way

Tiptree, CO5 0FE

Offers in Excess of £525,000

EPC Rating 'C'

- Five Bedroom Detached Family Home
- Open Plan Kitchen/Dining Room
- Two Ensuites & Family Bathroom
- Double Garage and Ample Parking





Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented, spacious five-bedroom detached family home centrally situated in the popular village of Tiptree. The property has been improved by the current owners and offers versatile living accommodation consisting of a welcoming entrance hall, a spacious open plan kitchen/diner providing a great space for dining and entertaining, a lounge with double doors to the rear garden, a study/playroom and a ground floor cloakroom. On the first floor there is a generous size principal bedroom with dressing room and en-suite, two further double bedrooms and a family bathroom. On the second floor there are two double bedrooms and an en-suite shower room. Externally the property benefits from a double garage, off road parking for multiple vehicles and an enclosed garden to rear. We highly recommend a viewing of this property to really appreciate the space and setting with which it offers.



ENTRANCE HALL

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

KITCHEN

17' 04" x 11' 05" (5.28m x 3.48m) Comprehensively fitted with a range of wall and base units with granite worktops over with an inset one and a half sink with mixer tap, tiled splash back, space for range style cooker with extractor over, integrated dishwasher, space and plumbing for washing machine and American style fridge/freezer, spotlights, two radiators, large under stairs storage cupboard, engineered oak flooring, window and barn style door to rear garden, open to:

DINING ROOM

10' 07" x 9' 07" (3.23m x 2.92m) Bay window to front, engineered flooring, radiator, spotlights

LOUNGE

14' 01" x 13' 04" (4.29m x 4.06m) Double doors and windows to rear garden, feature fireplace with limestone surround and hearth, spotlights, two radiators.

STUDY

8' 03" x 7' 00" (2.51m x 2.13m) Bay window to front, radiator.

CLOAKROOM

Window to front, low level W.C, round countertop basin with storage cupboard beneath, heated towel rail.





LANDING

Window to front, radiator, airing cupboard.

BEDROOM ONE

15' 08" x 13' 01" (4.78m x 3.99m) Window to front, two radiators, door to:

DRESSING ROOM

6' 04" x 5' 07" (1.93m x 1.7m) Fitted with hanging rails and shelves.

ENSUITE

6' 04" x 5' 07" (1.93m x 1.7m) Window to rear, shower cubical, wash hand basin inset to vanity unit, closed cistern W.C, part tiled walls, spotlights, extractor fan, heated towel rail.



BEDROOM TWO

11' 02" x 10' 09" (3.4m x 3.28m) Window to front, radiator.

BEDROOM THREE

10' 09" x 10' 02" (3.28m x 3.1m) Window to rear, radiator.

FAMILY BATHROOM

6' 10" x 5' 07" (2.08m x 1.7m) Window to rear, oval double ended bath, wash hand basin inset to vanity unit, low level W.C, part tiled walls, laminate floor, heated towel rail, spotlights, extractor fan.



LANDING

Velux window to rear, radiator, eaves storage cupboard.

BEDROOM FOUR

16' 08" x 13' 01" (5.08m x 3.99m) Window to front, Velux window to rear, laminate flooring, spotlights, radiator, loft access.

ENSUITE

Velux window to rear, shower cubical, low level W.C, hand wash basin, extractor fan, heated towel rail, spotlights.



BEDROOM FIVE

13' 01" x 10' 09" (3.99m x 3.28m) Window to front, Velux window to rear, spotlights, laminate flooring, radiator.



OUTSIDE

FRONT

Driveway providing off road parking for several vehicles, side access to rear garden.

DOUBLE GARAGE

Detached double garage with up and over doors and power and light connected.

REAR GARDEN

Patio area to the rear of the property, rest mainly laid to lawn with tree and shrub borders, additional decked seating area, outside tap and lights, two timber sheds to remain.

AGENT NOTE

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



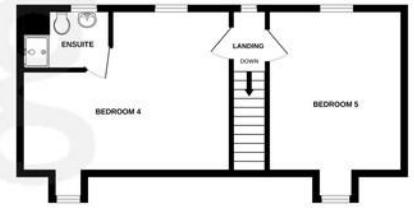
GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1708 sq.ft. (158.7 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 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.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	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 and 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