



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Mill Close**  
Tiptree, CO5 0LE

**£525,000**  
EPC Rating 'C'

- Detached Four Bedroom House
- Double Garage & Parking
- Sought After Village Location
- Conservatory & Established Gardens





## Property Description

David Martin Estate Agents are delighted to offer for sale this immaculately presented detached four-bedroom family home centrally situated in the sought after village of Tiptree with its excellent range of shops, schools and local amenities. The accommodation comprises of a welcoming entrance hall, spacious lounge, dining room with double doors leading into a conservatory, kitchen/breakfast room, utility room and a ground floor cloakroom. On the first floor there are four bedrooms with ensuite to principal bedroom and a family bathroom. Externally the property benefits from a detached double garage, off road parking and an enclosed garden to rear. Viewing is highly recommended to appreciate the setting and finish that the property benefits from.



#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, turning stairs rising to first floor landing, radiator, oak flooring.

#### LOUNGE

17' x 10' 10" (5.18m x 3.3m) A bright living room being well lit by bay window to front aspect and window to side, double radiator, TV aerial point, double radiator, the room features a gas coal effect fire inset to stone surround, double doors connecting to dining room.

#### DINING ROOM

11' x 10' 2" (3.35m x 3.1m) Window and fully glazed double doors to conservatory, radiator, door to kitchen.

#### CONSERVATORY

12' x 10' (3.66m x 3.05m) Windows to rear and side aspect, fully glazed double doors to rear garden, double radiator.

#### KITCHEN/BREAKFAST ROOM

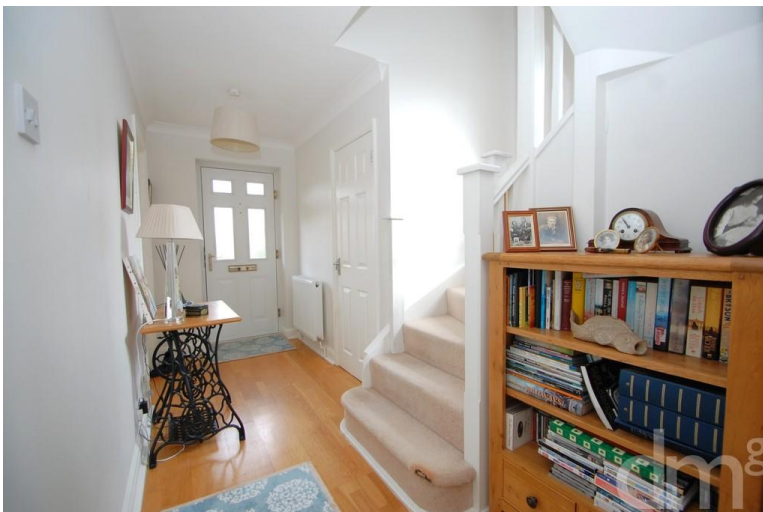
11' 2" x 9' (3.4m x 2.74m) Stylishly re-fitted with a comprehensive range of units comprising of single drainer sink unit with rinse bowl and mixer taps inset to worksurface with appliance storage and drawer and cupboards under, matching range of eye level wall mounted units, Integrated Neff electric double oven and hob, fridge/freezer and dishwasher, breakfast bar, radiator, tiled floor, windows to rear and side aspect.

#### UTILITY ROOM

5' 2" x 4' 8" (1.57m x 1.42m) Single drainer sink unit inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, gas fired boiler, storage cupboard, tiled floor, half glazed door to side.

#### CLOAKROOM

White suite comprising of low flush WC, wall mounted wash hand basin inset to vanity unit, radiator, window to side aspect.





#### LANDING

Window to side aspect, access to loft space, airing cupboard, door to;

#### BEDROOM ONE

12' x 10' (3.66m x 3.05m) Bay window to front aspect, fitted wardrobes, TV aerial point, radiator, door to:

#### ENSUITE SHOWER ROOM

Stylishly fitted white suite comprising of low flush WC, wall mounted wash hand basin, shower cubical, fully tiled walls, heated towel rail, window to side aspect, tiled floor.



#### BEDROOM TWO

11' x 10' 2" (3.35m x 3.1m) Window to rear aspect, radiator, fitted wardrobes.

#### BEDROOM THREE

10' x 9' 5" (3.05m x 2.87m) Window to rear aspect, radiator.

#### BEDROOM FOUR

8' 6" x 6' 6" (2.59m x 1.98m) Currently being used as a office with fitted worktop, window to front aspect, radiator.



#### FAMILY BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m) White suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling, heated towel rail, window to side aspect.





## OUTSIDE

To the front of the property there is a garden with flower beds and shrubs, driveway to side providing parking leading to a detached double garage.

## DOUBLE GARAGE

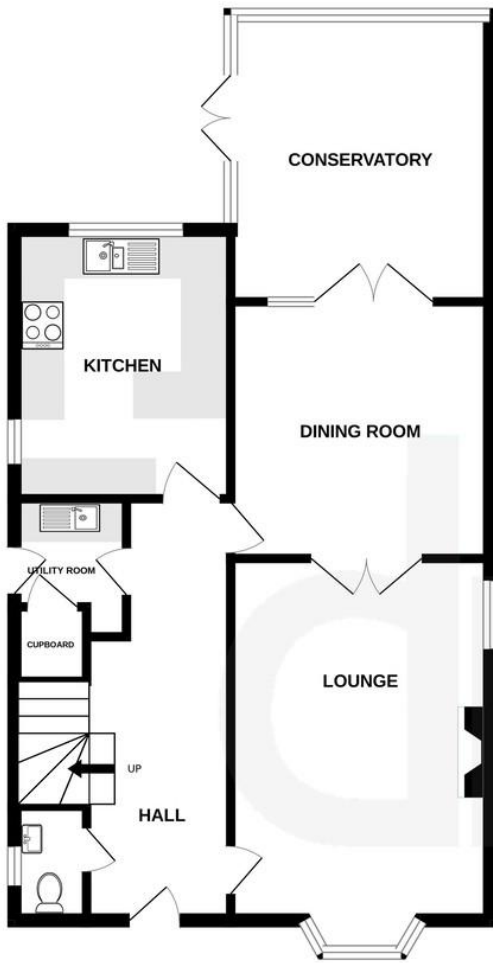
17' 00" x 15' 02" (5.18m x 4.62m) Detached double garage with up and over door, power and light connected and door to rear garden.

## REAR GARDEN

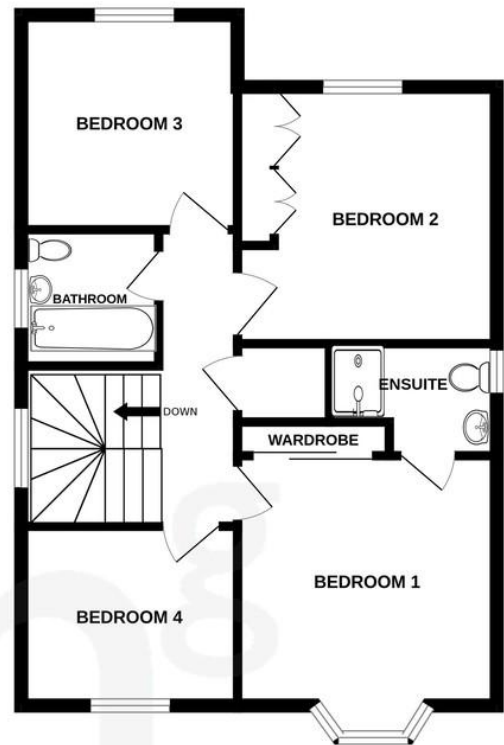
Being well enclosed by fencing the garden is mainly laid to lawn with flower beds and shrubs, paved patio to the rear of the property with electric remotely controlled canopy, outside tap and light.



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	70   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 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