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DAVID MARTIN
GROUP

Station Road
Tiptree, Colchester, CO5 0AZ

£525,000
EPC Rating 'D'

- Three Bedroom Detached Bungalow
- Garage, Car Port and Large Workshop
- 1/3 of an Acre Plot
- Newly Fitted Kitchen





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious three bedroom detached bungalow sitting on a third of an acre plot centrally situated in the popular village of Tiptree. The property comprises of an entrance porch, spacious lounge/diner with log burner, conservatory with doors to the rear garden, newly fitted modern kitchen, utility room, cloakroom, three double bedrooms and a family bathroom. Externally the property benefits from a driveway to the front of the property with gated vehicular access to the rear leading to a detached garage, car port and large 20ft timber workshop. The rear garden is beautifully landscaped including a decorative pond. We highly recommend a viewing of this property to appreciate all the space with which it offers.



ENTRANCE PORCH

Enter the property via a part glazed entrance door to front aspect, windows to side, radiator, marble floor, door to:

HALLWAY

Built in storage cupboard, radiator, access to loft with light and is part boarded.

LOUNGE/DINER

23' 02" x 10' 11" (7.06m x 3.33m) Two windows to rear, log burner, two radiators, sliding doors to:

CONSERVATORY

18' 02" x 9' 11" (5.54m x 3.02m) Windows to rear and side, double doors to the rear garden, radiator, ceiling fan.

KITCHEN

10' 01" x 10' 00" (3.07m x 3.05m) Newly fitted modern high gloss kitchen comprehensively fitted with a range of wall and base units with Quartz worktop over and inset sink with flexible mixer tap, glass splash back, five ring induction hob with extractor over, double eye level oven, integrated dishwasher and full length fridge, spotlights, marble floor with underfloor heating, window and door to:

UTILITY ROOM

14' 08" x 8' 07" (4.47m x 2.62m) Fitted with a range of base units with Quartz worktop over and inset sink with flexible mixer tap, space and plumbing for washing machine and dryer, marble floor with under floor heating, windows to front and side, door to rear garden, door to:

CLOAKROOM

Window to rear, low level W.C, hand wash basin inset to vanity unit, wall mounted gas fired boiler, marble floor with under floor heating.





BEDROOM ONE

14' 08" x 10' 01" (4.47m x 3.07m) Box bay window to front, windows to side, radiator, oak flooring, radiator.

BEDROOM TWO

13' 00" x 10' 00" (3.96m x 3.05m) Window to side, radiator, fitted wardrobes.

BEDROOM THREE

11' 01" x 10' 01" (3.38m x 3.07m) Box bay window to front, windows to side, oak flooring, radiator.



FAMILY BATHROOM

Window to side, panel enclosed bath with shower attachment, low level W.C, hand wash basin inset to vanity unit, corner shower cubical, fully tiled, heated towel rail, spotlights, extractor fan, tiled floor with underfloor heating.





OUTSIDE

FRONT

Block paved driveway providing off road parking for multiple vehicles, lawn area with hedge boundaries, gated vehicular access to rear of property.

GARAGE

18' 00" x 11' 06" (5.49m x 3.51m) Detached pitched roof garage with up and over door, power and light connected, door to side to car port.

TIMBER WORKSHOP

19' 10" x 16' 09" (6.05m x 5.11m) Large timber workshop to the rear of the plot with power and light connected.

REAR GARDEN

Total plot measuring 1/3 of a acre with beautifully landscaped garden including a decorative pond, rest mainly laid to lawn with shrub, flower and tree borders, one timber and one metal shed, vegetable plot and green house, wood stores, outside tap and power points.

AGENT NOTE

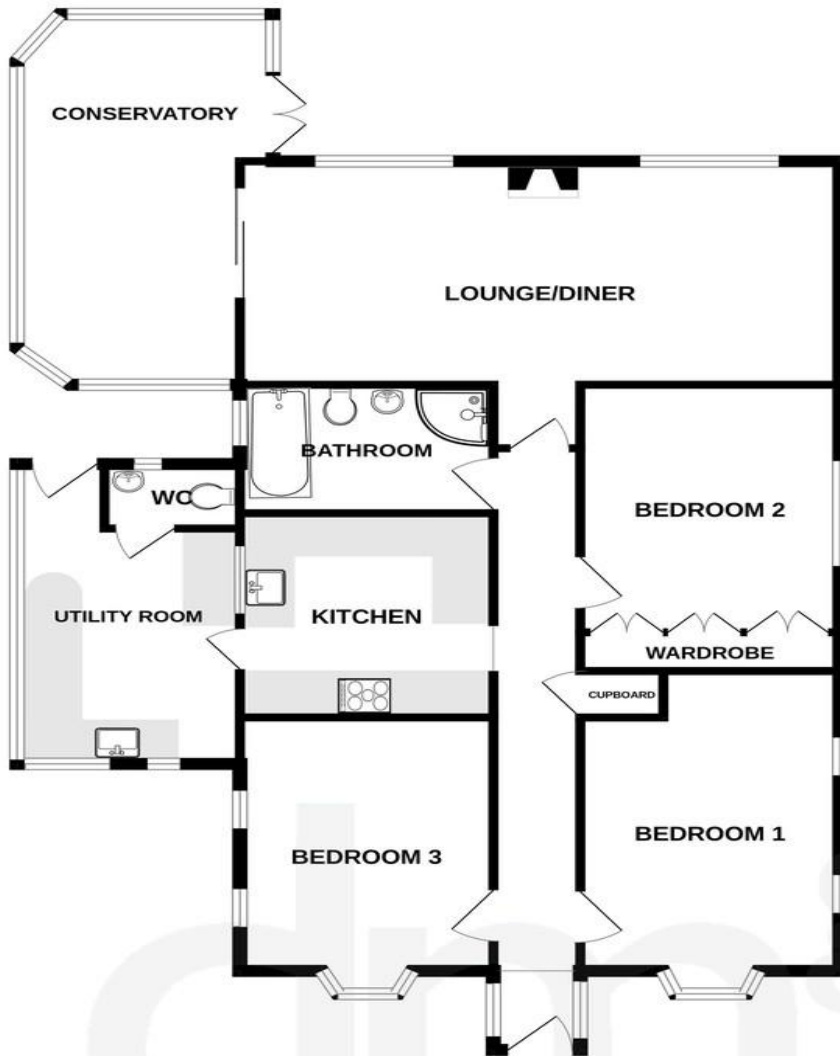
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AGENT NOTE

Property has large loft space which is ideal for conversion, subject to planning permission.



GROUND FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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.
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