



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

**Vine Road**  
Tiptree, CO5 0LT

**Guide Price £600,000 - £650,000**

EPC Rating 'TBC'

- Detached Family Home
- Open Plan Living Space with Bi-fold Doors
- Cinema Room
- NO ONWARD CHAIN





## Property Description

David Martin Estate agents are delighted to offer for sale this impressive, detached family home centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property offers spacious and versatile living accommodation comprising of an entrance porch, welcoming entrance hall, light and airy lounge, large open plan kitchen/dining and family room with a newly fitted modern kitchen, central island and two sets of Bi-fold doors to the rear garden making this an ideal room for entertaining, a cinema room with raised seating, utility room and ground floor cloakroom. On the first floor there are four bedrooms with an ensuite to the principal bedroom and a family bathroom. Externally the property benefits from off road parking for multiple vehicles and an enclosed rear garden. The property is being sold CHAIN FREE, call now to arrange a viewing,



#### ENTRANCE PORCH

Enter the property via an entrance door to front aspect, window to side, vertical radiator, double doors to:

#### ENTRANCE HALL

Stairs rising to first floor landing with built in storage beneath, solid oak flooring, spotlights.

#### LOUNGE

18' 04" x 17' 01" (5.59m x 5.21m) two windows to front with electric roller blinds, solid oak flooring, ceiling recessed lighting, spotlights, bespoke media wall, vertical radiator, air conditioning unit, double doors to:



#### KITCHEN/DINER

25' 06" x 10' 10" (7.77m x 3.3m) Comprehensively fitted with a modern range of wall and base units with inset sink and marble worktop over, five ring gas hob with extractor over, double oven, integrated microwave, space for American style fridge/freezer, built in wine rack, large central island with marble worktop over and storage beneath, tiled floor, spotlights, two vertical radiators, window and double doors to rear with electric roller blinds, open to:

#### FAMILY ROOM

22' 00" x 14' 08" (6.71m x 4.47m) Two sets of Bi-fold doors to rear garden, large ceiling lantern, tiled floor, air conditioning unit, spotlights, door to:



#### CINEMA ROOM

18' 01" x 14' 05" (5.51m x 4.39m) Bespoke cinema room with raised seating and projector setup, windows to rear aspect, air conditioning unit, recessed ceiling lighting, door to:

#### STORAGE ROOM

18' 08" x 3' 05" (5.69m x 1.04m) Two electric garage doors, tiled floor, power and light, spotlights, loft access.



#### UTILITY ROOM

8' 01" x 8' 00" (2.46m x 2.44m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space for washing machine and dryer, radiator, spotlights.



#### LANDING

Window to side, airing cupboard, built in storage cupboard, laminate flooring, spotlights, radiator, loft access.

#### BEDROOM ONE

12' 03" x 10' 09" (3.73m x 3.28m) Window to front, radiator, spotlights, built in wardrobes with sliding doors.

#### ENSUITE

Walk in shower with rainfall shower head and separate shower attachment, hand wash basin inset to vanity unit, low level W.C, fully tiled, spotlights, extractor fan, heated towel rail.



#### BEDROOM TWO

9' 10" x 7' 09" (3m x 2.36m) Window to rear, radiator, laminate flooring, spotlights.

#### BEDROOM THREE

11' 11" x 6' 07" (3.63m x 2.01m) Window to front, laminate flooring, radiator, built in wardrobe, spotlights.

#### BEDROOM FOUR

8' 01" x 7' 09" (2.46m x 2.36m) Window to rear, radiator, laminate flooring, spotlights.



#### FAMILY BATHROOM

Window to rear, panel enclosed bath with shower attachment, low level W.C, hand wash basin inset to vanity unit, fully tiled, spotlights.





## OUTSIDE

### REAR GARDEN

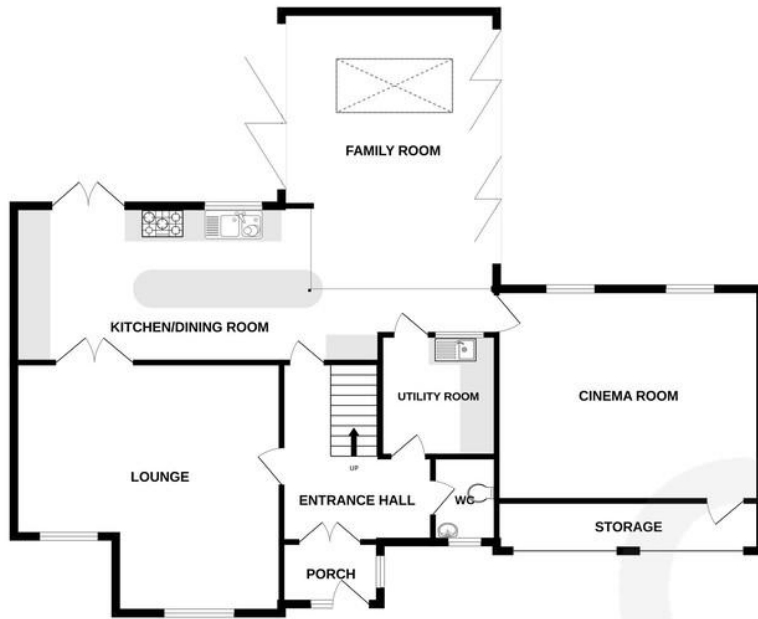
Easterly facing rear garden mainly laid to lawn.

### FRONT

Driveway providing off road parking for multiple vehicles, double gates leading to rear of property.



GROUND FLOOR  
1361 sq.ft. (126.4 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1989 sq.ft. (184.8 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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