



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

**Vine Road**  
Tiptree, CO5 0LN

**Guide Price £500,000 - £525,000**

EPC Rating 'C'

- Three Bedroom Detached Bungalow
- Large Open Plan Kitchen/Diner
- Garage & Ample Off-Road Parking
- Good Sized Rear Garden





## Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and well-presented three bedroom detached bungalow situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of a welcoming entrance hall with oak double doors leading into a large kitchen/diner offering a great entertaining space, lounge with French doors leading into the rear garden, three double bedrooms and recently re-fitted shower room. Externally the property benefits from off road parking for several vehicles, integrated garage with electric door and a good sized enclosed rear garden. We highly recommend a viewing of this property to really appreciate all it has to offer.



#### ENTRANCE HALL

Enter the property via an entrance door to side aspect, engineered oak flooring, loft access with ladder, radiator, oak double doors to:

#### KITCHEN/DINER

23' 02" x 11' 11" (7.06m x 3.63m) Comprehensively fitted with a range of wall and base units incorporating a composite sink with drainer and mixer tap, tiled splash back, integrated washing machine, dishwasher and tumble dryer, space for fried/freezer, eye level oven, for ring electric hob with extractor over, cupboard housing gas fired boiler, tiled floor, radiator, freestanding island, spotlights, two windows to side and door to side, oak double doors to:



#### LOUNGE

17' 02" x 11' 11" (5.23m x 3.63m) Window to side, engineered oak flooring, radiator, feature fireplace with granite hearth, radiator, French doors to rear garden.





### BEDROOM ONE

13' 03" x 9' 09" (4.04m x 2.97m) Window to rear, fitted wardrobes, radiator.

### BEDROOM TWO

11' 10" x 8' 04" (3.61m x 2.54m) Bay window to front, radiator.

### BEDROOM THREE

11' 10" x 7' 11" (3.61m x 2.41m) Bay window to front, radiator.





## OUTSIDE

### FRONT

Block paved driveway providing off road parking for several vehicles, side access to rear garden, hedge borders.

### GARAGE

17' 04" x 8' 00" (5.28m x 2.44m) Electric roller door, power and light connected.

### GARDEN

South facing rear garden with patio seating area to the rear of the property with pergola over and an additional patio to the rear of the garden, summer house measuring 9ft. x 12ft. with power and light connected, raised sleeper borders, outside lights, power point and tap.

### 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.



1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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