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DAVID MARTIN
GROUP

Elwin Road
Tiptree, CO5 0HL

Guide Price £750,000 - £775,000
EPC Rating 'D'

- Five Bedroom Detached Family Home
- Driveway & 37ft. Garage
- Swimming Pool
- Central Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale *Cherry Tree House* a five-bedroom spacious detached family home centrally situated in the popular village of Tiptree within walking distance to shops, schools and local amenities. The property consists of a welcoming entrance hall, lounge with sliding doors leading onto the patio, ground floor cloakroom, large open plan kitchen/dining room with access to the garden, five bedrooms with ensuite to the principal bedroom and a family bathroom. Externally the property boasts a large driveway providing off road parking for multiple vehicles, a 37ft garage with electric doors to front and rear, an enclosed rear garden with a swimming pool and patio seating areas. We highly recommend a viewing of this property to appreciate all the space and everything it has to offer.





ENTRANCE HALL

Enter the property via an entrance door to front aspect, window to rear, radiator.

LOUNGE

17' 03" x 15' 04" (5.26m x 4.67m) Window to front, sliding door to rear, three radiators, brick built open fire.

CLOAKROOM

Sink in vanity unit, low level W.C, part tiled walls, extractor fan.



KITCHEN

17' 05" x 17' 04" (5.31m x 5.28m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space and plumbing for washing machine, fridge freezer and dishwasher, tiled splash back, four ring electric hob, eye level oven and microwave, radiator, windows to side and rear, door to rear garden, kick board heating, open plan to:

DINING ROOM

17' 04" x 20' 01" (5.28m x 6.12m) Window to front, door to side, two built in storage cupboards housing gas fired boiler and water softener, radiator and kick board heating.



LANDING

Airing cupboard, radiator.

BEDROOM ONE

17' 02" x 11' 00" (5.23m x 3.35m) Two windows to front, radiator, fitted wardrobes, door to:

ENSUITE

Window to side, walk in shower, low level W.C, bidet, hand wash basin inset to vanity unit, spotlights, radiator, under floor heating.

BEDROOM TWO

10' 07" x 10' 05" (3.23m x 3.18m) Window to rear, radiator, fitted wardrobe.



BEDROOM THREE

11' 05" x 8' 07" (3.48m x 2.62m) Window to side, radiator, fitted wardrobe.

FAMILY BATHROOM

Window to side, panel enclosed bath, fully tiled, low level W.C, hand wash basin, radiator.

BEDROOM FOUR

13' 00" x 9' 05" (3.96m x 2.87m) Window to front, radiator.



BEDROOM FIVE/STUDY

9' 03" x 7' 06" (2.82m x 2.29m) Window to rear, radiator.

OUTSIDE

FRONT

In and out block paved driveway proving off road parking for multiple vehicles, hedges boundary's, power point, side access to rear garden.

GARAGE

37' 00" x 11' 00" (11.28m x 3.35m) Electric roller doors to front and rear, door to side, power and light connected.

REAR GARDEN

A private and sunny enclosed rear garden, mainly laid to lawn with patio area with pergola over and additional raised patio seating area, swimming pool with paved terraced around, brick-built boiler room and changing room with power and light, outside power points, 13ft. timber shed to remain.

The property benefits from solar panels, CCTV and alarm system. (to remain).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		



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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 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