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DAVID MARTIN
GROUP

Grange Road
Tiptree, CO5 0UG

Offers In Excess Of £475,000
EPC Rating 'E'

- Semi Detached Family Home
- Three reception Rooms
- Three bedrooms & Study
- Large Garden & Two Garages





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious three bedroom semi-detached cottage, built in the 1920's situated on a quiet cul-de-sac on the outskirts of the village of Tiptree. The property has versatile living accommodation with high ceilings throughout starting with a welcoming entrance hall, sitting room with a large bay window and a beautiful feature fireplace and double doors leading into a dining room with views of the garden, a modern fitted kitchen opening into a family room with double doors into the rear garden and an integral door into the garage. On the first floor there are three large double bedrooms, an ensuite to the principal bedroom, a study and a family bathroom. Externally the property boasts a block paved driveway, an integral garage and an additional garage to the rear of the garden. The generous sized rear garden has been well maintained and offers ample space for outdoor activities and relaxation.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to front, large storage cupboard, radiator, stairs rising to first floor landing.

SITTING ROOM

11' 08" x 11' 02" (3.56m x 3.4m) Large Bay window to front, feature open fire, radiator, double doors to:

DINING ROOM

12' 03" x 11' 08" (3.73m x 3.56m) Window to rear, radiator, door to:



KITCHEN

12' 11" x 8' 10" Maximum measurements (3.94m x 2.69m) L shaped kitchen being comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, freestanding cooker with extractor over, space and plumbing for slimline dishwasher and fridge/freezer, spotlights, kickboard heater, window to rear, open to:

FAMILY ROOM

12' 05" x 11' 00" (3.78m x 3.35m) Double doors to rear garden, radiator, integral door to garage.





LANDING

Radiator, loft access, airing cupboard.

BEDROOM ONE

17' 10" x 11' 03" (5.44m x 3.43m) Bay window to front, Fitted wardrobes and drawers, radiator, door to:

ENSUITE

Window to rear, shower cubical, low level W.C, hand wash basin, radiator, extractor fan.

BEDROOM TWO

11' 09" x 11' 03" (3.58m x 3.43m) Bay window to front, radiator.



BEDROOM THREE

11' 09" x 11' 03" (3.58m x 3.43m) Window to rear, radiator.

STUDY

5' 07" x 5' 05" (1.7m x 1.65m) Window to front, radiator.

FAMILY BATHROOM

8' 10" x 7' 08" (2.69m x 2.34m) Window to rear, panel enclosed bath with shower over, low level W.C, hand wash basin, built in storage cupboard, radiator, extractor fan.





OUTSIDE

FRONT

Block paved driveway providing off road parking for several vehicles, outside power point, side access to rear garden.

INTEGRAL GARAGE

14' 02" x 11' 01" (4.32m x 3.38m) Up and over door, power and light connected, plumbing and space for appliances.

ADDITIONAL GARAGE

Additional garage located to the rear of the property with timber doors and power and light connected.

REAR GARDEN

Generous sized garden with patio area to the rear of the property, rest mainly laid to lawn with shrub borders and trees, summerhouse with decked seating area and timber shed both with power and light connected, allotment to the rear of the garden with green house, outside tap and lights.

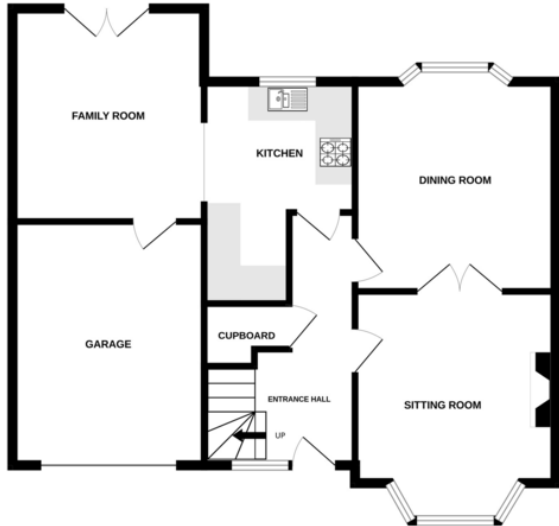
Property benefits from Full Fibre Broadband.

AGENT NOTES

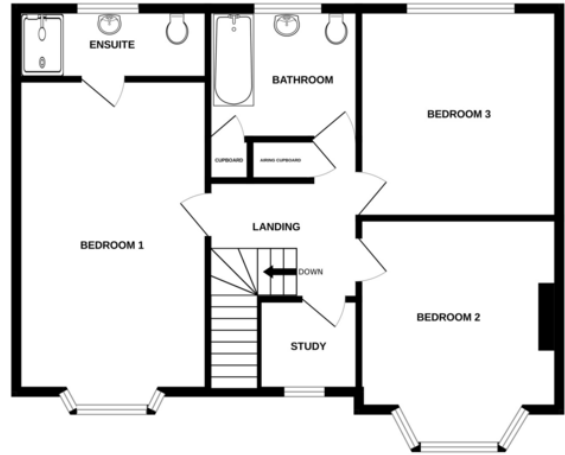
The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 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		
69-80	C		73 C
55-68	D		
39-54	E	53 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