



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

**Green Lane**  
Tiptree, CO5 0DA

**Guide Price £390,000 - £400,000**  
EPC Rating 'D'

- Two Bedroom Detached Bungalow
- Central Village Location
- Garage & Ample Off Road Parking
- Spacious Garden Room







## Property Description

David Martin Estate Agents are delighted to offer for sale this spacious two bedroom detached bungalow centrally situated in the popular village of Tiptree within walking distance to shops and local amenities. The property is well presented throughout and consists of a welcoming entrance hall, lounge with log burner, kitchen/breakfast room, a spacious garden room with double doors into the rear garden, two double bedrooms and a shower room. Externally the property benefits from ample off road parking for several vehicles, a garage and an 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 a part glazed entrance door to side aspect, Karndean wood effect flooring, radiator, spotlights, built in cupboard and loft access.

#### LOUNGE

18' 03" x 11' 11" (5.56m x 3.63m) Window to side, two radiators, feature fireplace with inset log burner, sliding doors to:

#### GARDEN ROOM

19' 04" x 9' 05" (5.89m x 2.87m) Windows to rear and side, laminate flooring, two Velux windows, double doors to rear garden and door to side.



#### KITCHEN/BREAKFAST ROOM

14' 04" x 9' 10" (4.37m x 3m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space for fridge/freezer, dishwasher, washing machine and freestanding cooker with extractor over, spotlights, radiator, cupboard housing gas fired combi boiler, window and door to garden room.

#### BEDROOM ONE

12' 00" x 11' 11" (3.66m x 3.63m) Bay window to front, radiator, Karndean wood effect flooring.



#### BEDROOM TWO

12' 01" x 9' 11" (3.68m x 3.02m) bay window to front, radiator.

#### SHOWER ROOM

6' 08" x 5' 06" (2.03m x 1.68m) Window to side, shower cubical, hand wash basin inset to vanity unit, low level W.C, heated towel rail, fully tiled.





**OUTSIDE**

**FRONT**

Front Garden laid to lawn, block paved driveway providing off road parking, side access to rear garden.

**GARAGE**

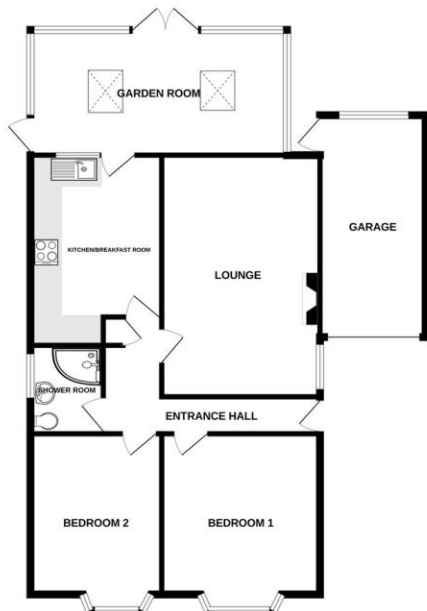
16' 09" x 7' 11" (5.11m x 2.41m) Single garage with up and over door, power and light connected, window and door to rear garden.

**REAR GARDEN**

Well maintained enclosed rear garden with artificial grass, shrub borders, patio area, timber shed 8ft. x 7ft. (to remain) outside tap.



GROUND FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained herein, 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 guidance purposes only and should be used in conjunction with the property purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Many with Warranty C104

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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