



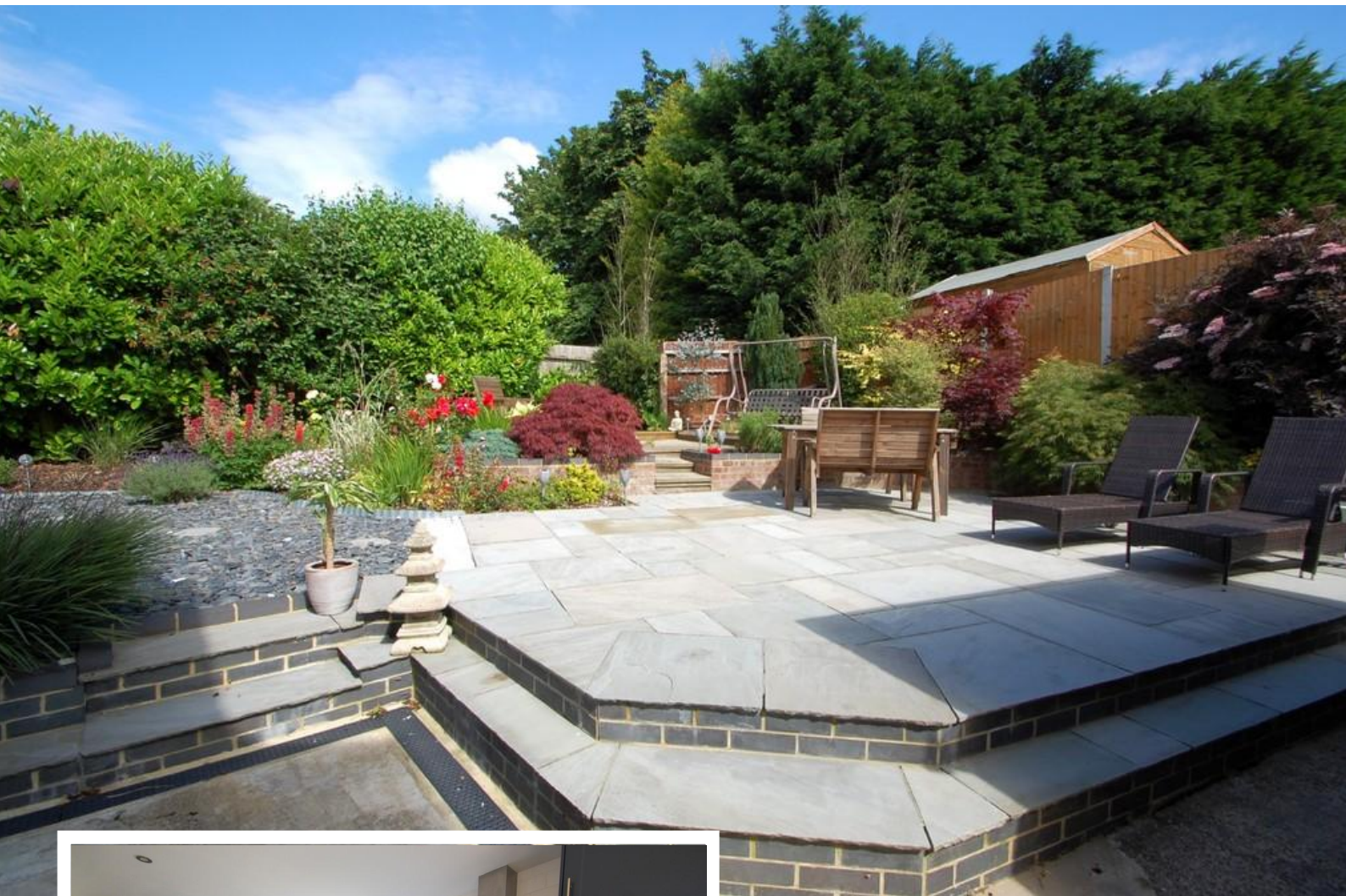
dm^g
DAVID MARTIN
GROUP

Saffron Way
Tiptree, CO5 0AY

£375,000
EPC Rating 'C'

- Three Bedroom Semi Detached House
- Extended & Improved Throughout
- Corner Plot Garden
- Garage & Off Road Parking





Property Description

David Martin Estate Agents are delighted to offer for sale this extended three-bedroom semi-detached house centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property is well presented throughout and consists of a welcoming entrance hall, lounge with open fireplace, dining room opening into a contemporary kitchen with access into the rear garden, utility room and ground floor cloakroom. On the first floor there are three bedrooms and a family bathroom. Externally the property benefits from off road parking for several vehicles, a single garage and a beautiful, landscaped corner plot garden. We highly recommend a viewing of the property to really appreciate all it has to offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, stairs rising to first floor landing, door to:

LOUNGE

13' 09" x 13' 00" (4.19m x 3.96m) Window to front, open fire place, opening to:

DINING ROOM

11' 01" x 10' 10" (3.38m x 3.3m) Vertical radiator, open to:



KITCHEN

16' 09" x 08' 01" (5.11m x 2.46m) Comprehensively fitted with a range of wall and base units with quartz work top over and inset one and a half sink with mixer tap, tiled splash back, space for American style fridge/freezer, integrated dishwasher, four ring induction hob with extractor over, double eye level combi oven/microwave, spotlights, vertical radiator, laminate flooring, windows to rear and side, door to rear garden, open to:

UTILITY ROOM

6' 03" x 5' 06" (1.91m x 1.68m) Window to side, fitted worktop with plumbing and space beneath for washing machine and dryer, laminate flooring, door to:



CLOAKROOM

Window to side, tiled floor, low level W.C, hand wash basin, heated towel rail, spotlights.

LANDING

Window to side, airing cupboard, loft access.

BEDROOM ONE

12' 08" x 8' 08" (3.86m x 2.64m) Window to front, radiator, built in wardrobes with sliding doors.

BEDROOM TWO

10' 06" x 9' 07" (3.2m x 2.92m) Window to rear, radiator, built in cupboard with sliding door.



BEDROOM THREE

9' 04" x 8' 01" (2.84m x 2.46m) Window to front, radiator, built in cupboard.

FAMILY BATHROOM

Window to rear, panel enclosed bath with shower over, low level W.C, hand wash basin, radiator, fully tiled.



OUTSIDE

FRONT

Driveway providing off road parking for several vehicles, side access to rear garden.

GARAGE

16' 03" x 08' 02" (4.95m x 2.49m) Single detached garage with up and over door, power and light connected, window to rear.

REAR GARDEN

Landscaped rear garden ideal for relaxing and entertaining with a York stone patio area, additional raised decked seating area, pond, shrub and flower borders, outside tap, lights and power point.

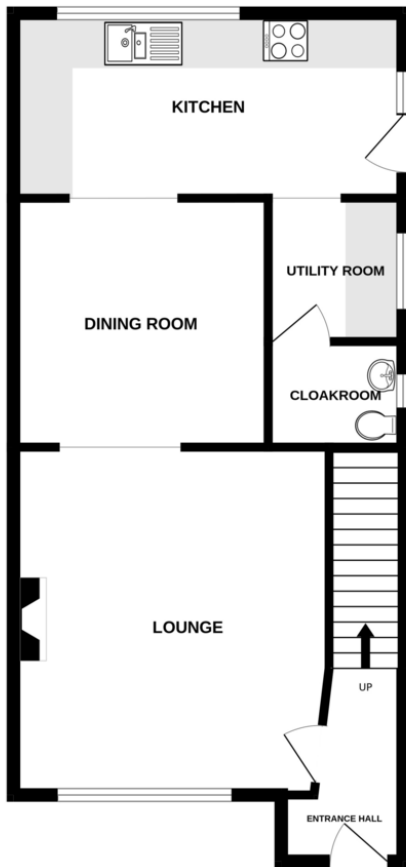




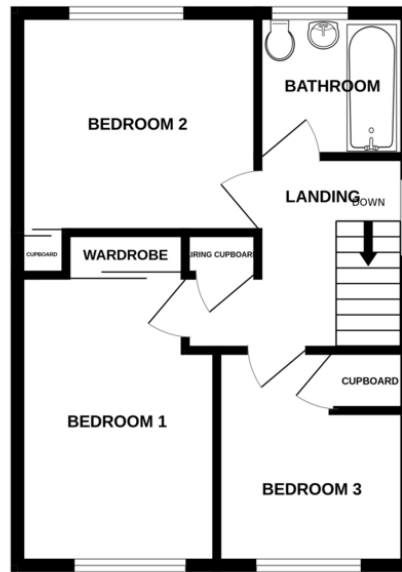
AGENT NOTE

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.

GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

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