



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

**Newbridge Road**  
Tiptree, CO5 0HS

**Guide Price £525,000 - £550,000**

EPC Rating 'C'

- Four Bedroom Detached Bungalow
- Kitchen/Diner with Bi-fold Doors
- Garage & Off-Road Parking
- Bathroom & Ensuite







## Property Description

David Martin Estate Agents are delighted to offer for sale this four-bedroom detached bungalow situated on a good sized corner plot in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The Bungalow is well presented throughout and consists of a welcoming entrance hall, spacious open plan kitchen/dining room with Bi-fold doors into the rear garden, utility room, lounge, four bedrooms and an ensuite to the principal bedroom and a family bathroom. Externally the property benefits from off road parking for multiple vehicles, a garage and gardens to the front and rear of the property. We highly recommend a viewing of this property to really appreciate all it has to offer.



#### ENTRANCE PORCH

Enter the property via a part glazed entrance door to front aspect, window to front, glazed door to:

#### ENTRANCE HALL

Built in storage cupboard, loft access, radiator.

#### KITCHEN/DINING ROOM

23' 05" x 11' 10" (7.14m x 3.61m) Comprehensively fitted with a range of base units with granite worktop over, inset sink with mixer tap, full length units, eye level double oven, four ring induction hob with extractor over, integrated fridge/freezer and dishwasher, central island with granite work top over, breakfast bar and storage beneath, spotlights, window and Bi-fold doors to rear garden, open to:

#### LOUNGE

10' 10" x 10' 05" (3.3m x 3.18m) Window to side, radiator.

#### UTILITY ROOM

Fitted with a range of full length and base units with granite work top over, cupboard housing wall mounted gas fired boiler, spotlights, plumbing and space for washing machine and fridge/freezer, spotlights.







#### BEDROOM ONE

11' 11" x 09' 07" (3.63m x 2.92m) Window to rear with fitted shutters, radiator, open to:

#### DRESSING AREA

Built in wardrobe.

#### ENSUITE

Low level W.C, shower cubical, wash hand basin inset to vanity unit, fully tiled walls, spotlights, extractor fan.

#### BEDROOM TWO

11' 09" x 8' 10" (3.58m x 2.69m) Window to front with fitted shutters, radiator, fitted wardrobes.



#### BEDROOM THREE

12' 06" x 10' 09" (3.81m x 3.28m) Window to front with fitted shutters, radiator.

#### BEDROOM FOUR

8' 05" x 8' 01" (2.57m x 2.46m) Window to front with fitted shutters, radiator.

#### FAMILY BATHROOM

Stylish white suite comprising of a wash hand basin inset to vanity unit, low level W.C, bidet, double shower cubical with rainfall shower head and separate shower attachment, fully tiled walls, heated towel rail, spotlights, extractor fan.







## OUTSIDE

### FRONT

To the front of the property there is a garden laid to lawn with flowerbeds and shrubs, driveway to the front and side of the property providing off road parking for several vehicles, outside tap, side access to rear garden.

### GARAGE

Single garage to the rear of the property with up and over door, power and light connected, door to rear garden, further parking to the front of the garage.

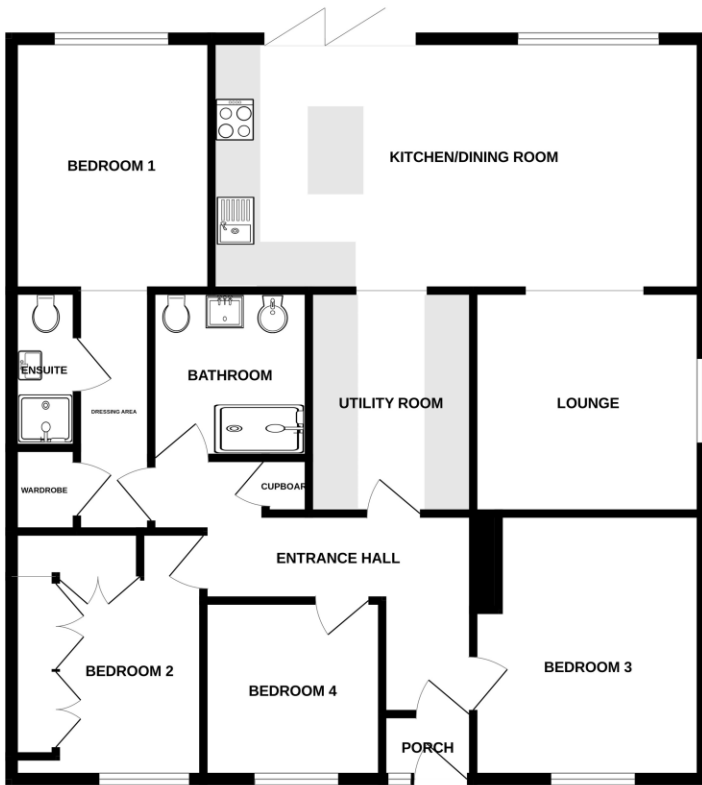


### REAR GARDEN

Sunny garden with patio seating areas, rest mainly laid to lawn with shrub and flower borders, timber shed (to remain).



GROUND FLOOR  
1132 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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		85 B
69-80	C	71 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