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DAVID MARTIN
GROUP

Bokhara Close
Tiptree, Colchester, CO5 0FN

£500,000
EPC Rating 'TBC'

- Detached Family Home.
- Three Reception Rooms
- Five Bedrooms
- Garage & Driveway





Property Description

David Martin Estate Agents are delighted to present this five-bedroom detached family home, perfectly positioned in the sought-after Bokhara Close in the popular village of Tiptree. Boasting a generous and well-designed layout, this beautifully presented property offers versatile living accommodation. Upon entering, you are welcomed by a spacious and inviting entrance hall that sets the tone for the rest of the home. The light-filled lounge features double doors opening onto the rear garden. A dedicated study provides the perfect space for home working, while a separate playroom/family room offers flexibility to suit your lifestyle needs. The ground floor also benefits from a convenient cloakroom. At the heart of the home is the open-plan kitchen/diner, designed for both everyday living and entertaining. With ample space for dining and direct access to the rear garden, this area is perfect for hosting family and friends.





The first floor comprises of three well-proportioned bedrooms, including a principal bedroom with an ensuite shower room, alongside a stylish family bathroom. The second floor reveals two additional bedrooms and a shower room, providing ample space for a growing family or visiting guests. Externally, the property benefits from a garage with parking in front, and a well-maintained enclosed rear garden.

This exceptional family home truly needs to be seen to be fully appreciated. Contact us today to arrange your viewing and experience the space, style, and comfort on offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect leading into a spacious entrance hall with Amtico wood effect flooring, radiator, under stairs storage cupboard.

STUDY

8' 06" x 6' 04" (2.59m x 1.93m) Window to front, radiator.

FAMILY ROOM/PLAYROOM

11' 02" x 9' 09" (3.4m x 2.97m) Bay window to front, radiator.

LOUNGE

16' 11" x 11' 02" (5.16m x 3.4m) Double doors to rear garden, two radiators, feature fireplace with limestone hearth and mantle.

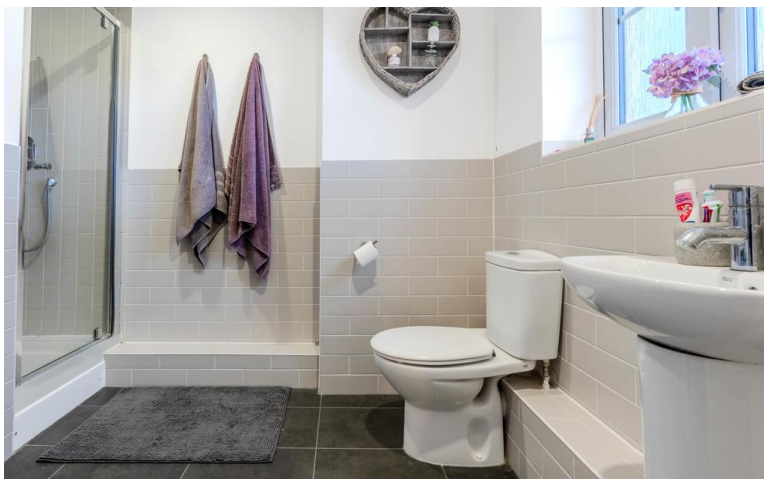


KITCHEN

15' 07" x 9' 08" (4.75m x 2.95m) Fitted with a range of wall and base units incorporating a one and half sink with drainer and mixer tap, double eye level oven, five ring gas hob with extractor over, space and plumbing for washing machine, integrated dishwasher and fridge freezer, breakfast bar, spotlights, breakfast bar, tiled floor, open plan to:

DINING AREA

16' 07" x 08' 07" (5.05m x 2.62m) Window to rear and side, double doors to rear garden, two radiators.



CLOAKROOM

Wash hand basin, low level W.C, spotlights, extractor fan, tiled floor, radiator.



FIRST FLOOR LANDING

Window to rear, airing cupboard.

BEDROOM ONE

11' 08" x 11' 08" (3.56m x 3.56m) Window to front, built in wardrobes, radiator, door to:

ENSUITE

Window to front, low level W.C, hand wash basin, shower cubical, tiled floor, part tiled walls, radiator, spotlights.

BEDROOM TWO

10' 08" x 8' 04" (3.25m x 2.54m) Window to front, radiator.

BEDROOM THREE

11' 09" x 8' 11" (3.58m x 2.72m) Window to rear, radiator.

FAMILY BATHROOM

Window to rear, panel enclosed bath, low level W.C, shower cubical, hand wash basin, tiled floor, part tiled walls, spotlights, extractor fan.

SECOND FLOOR LANDING

Velux window to rear, window to side, radiator.



BEDROOM FOUR

13' 05" x 11' 09" (4.09m x 3.58m) Window to front, radiator.

BEDROOM FIVE

10' 06" x 7' 00" (3.2m x 2.13m) Window to front, radiator.

SHOWER ROOM

Velux window to front, shower cubical, wash hand basin, low level W.C, radiator, spotlights, part tiled walls.





OUTSIDE

FRONT

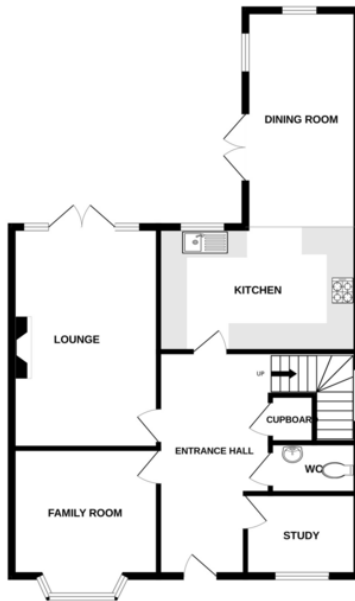
Access to the side of the property leading to a garage with up and over door and parking in front, side access to the rear garden.

REAR GARDEN

Enclosed rear garden mainly laid to lawn, patio area to the rear of the property.



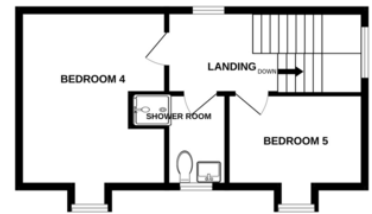
GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 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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