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DAVID MARTIN
GROUP

Wilkin Drive
Tiptree, CO5 0RS

Guide Price £500,000 - £550,000

EPC Rating 'C'

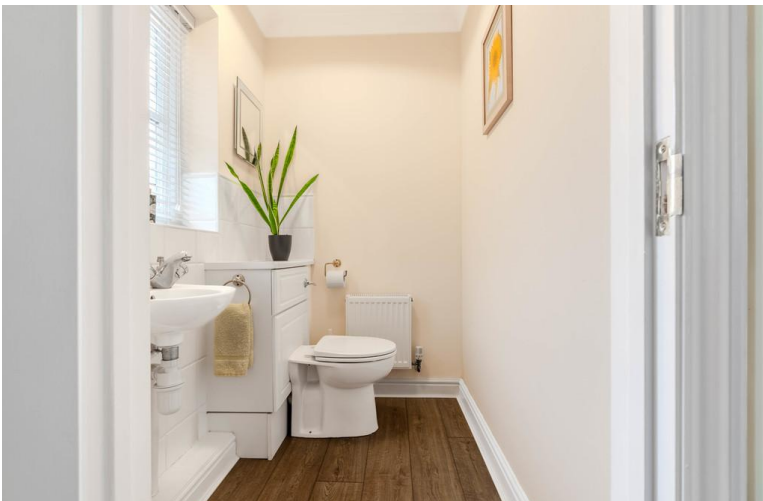
- Five Bedroom Link Detached
- Spacious & Versatile
- Double Garage & Gated Carport
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and versatile family home centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property has been maintained and improved by the current owners including a large loft conversion. The property consists of a welcoming entrance hall, lounge with access into the rear garden, kitchen/breakfast room, separate dining room and a ground floor cloakroom. On the first floor there is a family bathroom, four bedrooms, with the large principal bedroom benefitting from a dressing room and a newly fitted en-suite. On the second floor there is a further bedroom and a family/entertainment room which leads off to a study area. Externally the property boasts a detached double garage, gated carport and a landscaped rear garden. We highly recommend a viewing of this property to appreciate all the space it has to offer.





ENTRANCE HALL

Enter the property via a part glazed entrance door to side aspect, radiator, wood effect flooring, storage cupboard, stairs rising to first floor landing.

LOUNGE

15' 09" x 14' 03" (4.8m x 4.34m) Windows to front and rear with fitted wooden blinds, door to rear garden, wood effect flooring, feature fireplace with limestone surround and hearth, two radiators, under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

14' 10" x 11' 00" (4.52m x 3.35m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, additional utility sink, tiled splash back, four ring gas hob with extractor over, double eye level oven, integrated fridge and freezer, space and plumbing for washing machine, wood effect flooring, downlighters to ceiling, radiator, space for dining table, window to rear and door to side with fitted wooden blinds.



DINING ROOM

12' 03" x 10' 05" (3.73m x 3.18m) Bay window to front with fitted wooden blinds, wood effect flooring, radiator.

GROUND FLOOR CLOAKROOM

Window to side with fitted wooden blinds, low level W.C, hand wash basin, radiator, wood effect flooring.





FIRST FLOOR LANDING

Window to rear with fitted wooden blinds, airing cupboard housing gas fired boiler, radiator.

BEDROOM ONE

16' 11" x 13' 02" (5.16m x 4.01m) Window to front with fitted wooden blinds, wood effect flooring, radiator, open to:

DRESSING ROOM

12' 03" x 6' 11" (3.73m x 2.11m) Window to front with fitted wooden blinds, wood effect flooring, three fitted double wardrobes, radiator, door to:



ENSUITE SHOWER ROOM

Obscure window to rear with fitted wooden blinds, double basin suspended vanity unit, low level W.C with soft close seat, shower cubicle with rainfall shower head, wood effect flooring, radiator, chrome heated towel rail, extractor fan, downlighters to ceiling.

BEDROOM TWO

11' 02" x 8' 08" (3.4m x 2.64m) Window to rear with fitted wooden blinds, radiator, built in wardrobe, wood effect flooring.

BEDROOM THREE

11' 02" x 8' 05" (3.4m x 2.57m) Window to rear with fitted wooden blinds, wood effect flooring, radiator.

BEDROOM FOUR

9' 01" x 6' 09" (2.77m x 2.06m) Window to front with fitted wooden blinds, wood effect flooring, radiator.



FAMILY BATHROOM

Panel enclosed bath with shower over and separate attachment, low level W.C, wash hand basin inset to vanity unit, tiled floor, radiator, obscure window to rear with fitted wooden blinds.





SECOND FLOOR LANDING

Dorma with window to rear with fitted wooden blinds, Velux window with roller blind to front.

BEDROOM FIVE

10' 02" x 9' 11" (3.1m x 3.02m) Velux windows with roller blinds to front and rear, downlighters to ceiling, wood effect flooring, two reasonably sized loft hatches for additional storage.

STUDY

14' 06" x 8' 00" (4.42m x 2.44m) Velux windows with roller blinds to front and rear, wood effect flooring, electric wall mounted heater, sloped ceilings with downlighters.

FAMILY ROOM

21' 11" x 10' 11" (6.68m x 3.33m) Two Velux windows with roller blinds to side, wood effect flooring, downlighters to ceiling, two electric wall mounted heaters, additional loft hatch for additional storage.

OUTSIDE

FRONT

Block paved front garden enclosed by iron fencing, double timber gates leading to carport/driveway providing secure off road parking for two cars, leading to:

DETACHED DOUBLE GARAGE

18' 11" x 18' 06" (5.77m x 5.64m) Detached double garage with up and over door, power and light connected, generous eaves storage, side door to rear garden.

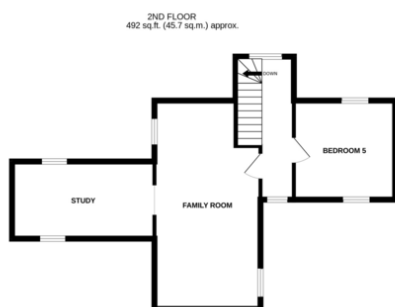
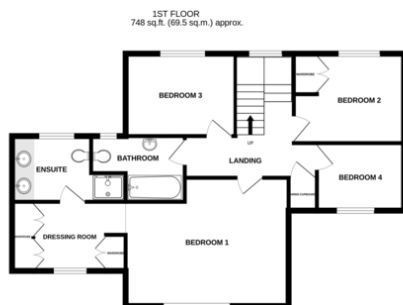
REAR GARDEN

Landscaped low maintenance rear garden enclosed by walls featuring patio area, decked seating area, shrub and plant borders.

AGENT NOTE

We understand from the current owner that the property was fitted with a new alarm system and boiler in October 2024 and all interior walls, ceilings and skirtings were painted and floorings and carpets replaced in 2020.





TOTAL FLOOR AREA: 1839 sq.ft. (170.8 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 Metroplan 6/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 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 are 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