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DAVID MARTIN
GROUP

Green Lane
Tiptree, CO5 0DA

£525,000
EPC Rating 'TBC'

- Three Bedroom Detached Bungalow
- Lounge, Dining Room & Conservatory
- Garage & Driveway
- Two Refitted Shower Rooms





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and well maintained three-bedroom detached bungalow situated within walking distance to Tiptree village centre with its excellent range of shops, schools and local amenities. The property consists of a welcoming entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, three bedrooms and two shower rooms. Externally the property benefits from a garage, driveway providing off road parking and an enclosed rear garden. Viewing is advised to appreciate the setting, space and finish from which the property benefits.





ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, radiator, storage cupboard.

LOUNGE

16' x 12' (4.88m x 3.66m) Being well lit by window to side aspect and sliding patio doors connecting to conservatory, radiator.

DINING ROOM

12' x 11' (3.66m x 3.35m) Skylight window to side aspect, radiator, door to garage.



KITCHEN

12' x 7' 10" (3.66m x 2.39m) Being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, gas hob with extractor over, electric eye level double oven, splash tiling, window to front aspect, tiled flooring, archway connecting to breakfast room.

BREAKFAST ROOM

10' 5" x 8' 10" (3.18m x 2.69m) Window to side aspect, plumbing for washing machine, tiled flooring, storage cupboard, door to:



CONSERVATORY

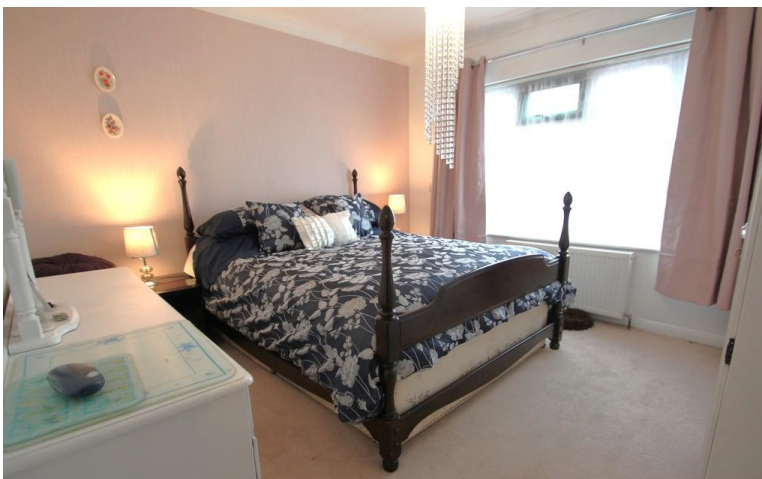
14' x 10' (4.27m x 3.05m) Windows to rear and side aspect and fully glazed double doors to rear garden.

INNER HALL

Half glazed door to side aspect, tiled floor, door to:

SHOWER ROOM

White suite comprising of low flush WC, shower, wall mounted wash hand basin, splash tiling, tiled floor.





BEDROOM ONE

14' x 11' 8" (4.27m x 3.56m) Two windows to rear aspect, radiator, fitted wardrobes.

BEDROOM TWO

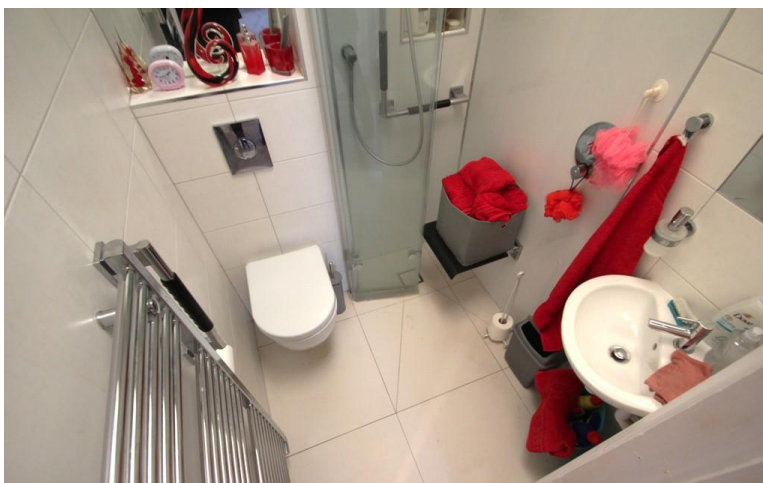
12' x 11' (3.66m x 3.35m) Window to front aspect, radiator.

BEDROOM THREE

10' 10" x 8' 10" (3.3m x 2.69m) Skylight to side aspect, radiator, fitted storage and desk, door to garage.

SHOWER ROOM

Second shower room with access off the entrance hall, stylish white suite, with low flush W/C, seated shower, wall mounted wash hand basin, splash tiling, tiled floor.





OUTSIDE

To the front of the property there is a driveway providing off road parking, enclosed by fencing and hedge borders, side access to rear garden.

REAR GARDEN

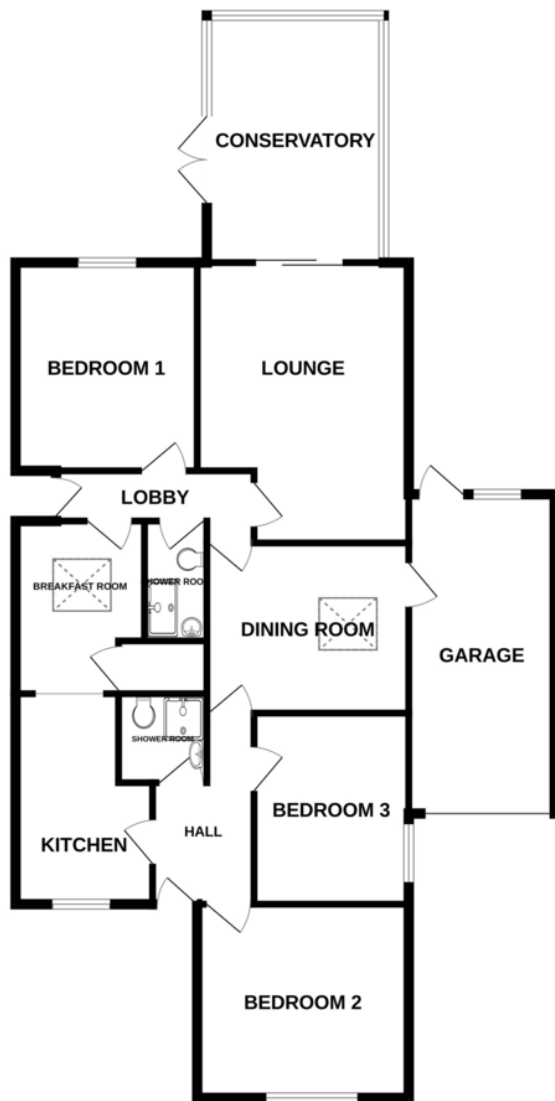
Good sized rear garden is well enclosed by fencing and hedge borders with patio area to the rear of the property, the garden is laid to lawn with established shrubs, wooden storage sheds and greenhouse (which we understand from the vendors are to remain).

AGENTS NOTE

Viewing is advised to appreciate the setting, space and finish from which the property benefits.



GROUND FLOOR
1236 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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.

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