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DAVID MARTIN
GROUP

Frost Drive
Tiptree, CO5 0GB

£375,000
EPC Rating 'B'

- Three Bedroom Semi Detached House
- Good Sized Garden & Driveway
- Utility Room & Cloakroom
- CHAIN FREE





Property Description

David Martin Estate Agents are delighted to present this immaculately presented three-bedroom semi-detached home, built in 2022 by Bloor Homes. Situated in the sought-after village of Tiptree, the property offers convenient access to a wide range of shops, schools, and local amenities. The stylish and modern interior comprises a welcoming entrance hall, a spacious lounge, and a contemporary kitchen/diner with double doors opening onto the rear garden. Additional ground floor features include a utility area and a cloakroom. Upstairs, the property benefits from three bedrooms, including a principal bedroom with an ensuite and fitted wardrobes, as well as a family bathroom. Externally, the home benefits from a driveway providing off-road parking and a generously sized rear garden. This stunning home must be viewed to be fully appreciated. Contact us today to arrange a viewing!





ENTRANCE HALL

Enter the property via entrance door to front aspect, radiator, laminate flooring, stairs rising to first floor landing, door to:

LOUNGE

15' 04" x 12' 03" (4.67m x 3.73m) Window to front with fitted shutters, large under stairs storage cupboard, radiator.

KITCHEN/DINER

12' 01" x 11' 10" (3.68m x 3.61m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, four ring gas hob with extractor over, eye level oven, integrated dishwasher and fridge/freezer, radiator, laminate flooring, double doors to rear garden, open to:

UTILITY ROOM

6' 05" x 3' 05" (1.96m x 1.04m) Fitted worktop with cupboard beneath and space for washing machine, wall mounted cupboard housing gas fired boiler, laminate flooring, door to:

CLOAKROOM

Low level W.C, hand wash basin, laminate flooring, radiator.

LANDING

Loft access.

BEDROOM ONE

11' 10" x 10' 01" (3.61m x 3.07m) Window to front, radiator, built in cupboard, fitted wardrobes with sliding doors, door to:

ENSUITE

Window to front, tiled shower cubical, wash hand basin inset to vanity unit, low level W.C, radiator, tiled floor.

BEDROOM TWO

9' 06" x 8' 04" (2.9m x 2.54m) Window to rear, radiator.

BEDROOM THREE

8' 11" x 6' 10" (2.72m x 2.08m) Window to rear, radiator.

FAMILY BATHROOM

Window to side, shower cubical, panel enclosed bath with shower attachment, low level W.C, hand wash basin inset to vanity unit, tiled floor, heated towel rail.





OUTSIDE

FRONT

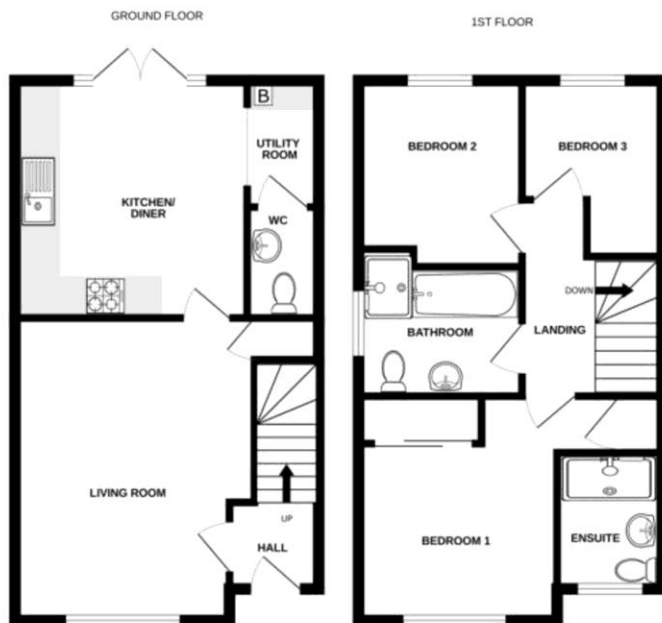
Front garden, driveway to the side of the property providing off road parking with power point, side access to rear garden.

REAR GARDEN

Large patio seating area, mainly laid to lawn, timber shed to remain, outside tap 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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