



Tarragon Close
Tiptree, Colchester, CO5 0SP

£325,000
EPC Rating 'C'

- THREE BEDROOMS
- OFF ROAD PARKING
- DETACHED GARAGE
- UNOVERLOOKED REAR GARDEN





Property Description

David Martin estate agents are please to offer for sale this well-presented three-bedroom semi-detached house is located in a peaceful cul-de-sac in the heart of Tiptree, within walking distance to local schools, shops, and amenities.

Inside, the property boasts a spacious separate lounge, leading through to an open-plan kitchen/diner with direct access to the rear garden. On the first floor, you'll find three generously sized bedrooms and a family bathroom.

Externally, the home offers ample off-road parking, a detached single garage, and a private, low-maintenance rear garden which is not overlooked. Perfectly situated for both convenience and comfort, this home is an excellent opportunity for families or professionals looking for a well-connected and quiet location, also offered with no onward chain.]





ENTRANCE HALL

Enter via UPVC door, leading to;

LOUNGE

13' 11" x 13' 07" (4.24m x 4.14m) Light and airy lounge, with window to front aspect, double doors leading to:

KITCHEN/DINER

16' 08" x 10' 04" (5.08m x 3.15m) This open-plan kitchen/diner features a modern and spacious layout, ideal for both cooking and entertaining. The kitchen is fitted with a combination of wall and base units, offering ample storage and workspace. A UPVC door provides convenient access to the side of the property, while a window allows natural light to brighten the space. At the rear, a sliding door opens directly onto the garden, creating a seamless transition between indoor and outdoor living areas.



LANDING

Window to side aspect, loft access.

BEDROOM ONE

12' 03" x 9' 05" (3.73m x 2.87m) Window to front aspect.

BEDROOM TWO

12' 04" x 8' 05" (3.76m x 2.57m) Window to rear aspect



BEDROOM THREE

9' 09" x 7' 00" (2.97m x 2.13m) Window to front aspect

BATHROOM

Fully tiled bathroom suite, with panel bath and shower over head, wash hand basin, obscure window to rear aspect.

WC

Low level flush WC.



FRONT

Front garden laid to lawn, paved driveway providing off road parking, side access to rear garden.

GARAGE

Up and over door, power and light connected

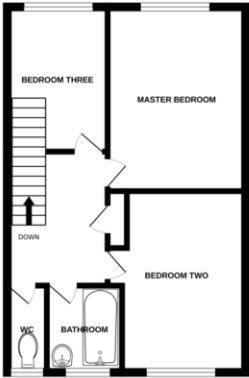
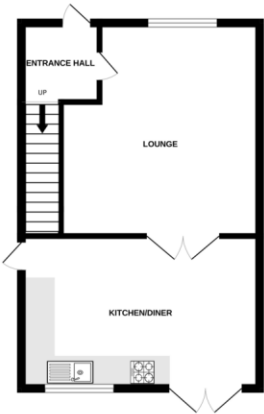
GARDEN

Low maintenance rear garden with patio area, mainly laid to lawn with shrub borders, side door leading into garage.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions are for guidance only. The plan is for illustrative purposes only and should not be used for any legal or prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency over the years.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 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