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DAVID MARTIN  
GROUP

**Powell Close**  
Tiptree, CO5 0SH

**Guide Price £425,000 - £445,000**

EPC Rating 'C'

- Three-bedroom Link-Detached House
- Dressing Room and En-suite
- Outside Bar & Office
- Orangery





## Property Description

David Martin Estate Agents are delighted to offer for sale this stunning link-detached family home in Tiptree. Beautifully improved and extended by the current owners, this spacious property offers modern family living in the heart of the village. The inviting lounge features a log burner for cozy evenings and stylish bi-fold doors leading to a spacious orangery with a tiled roof and skylights, creating a bright and airy space that opens onto the beautifully landscaped rear garden. The dining room seamlessly connects to a contemporary kitchen with additional garden access. A ground-floor cloakroom adds convenience. Upstairs, the principal bedroom boasts a dressing room with fitted wardrobes and an en-suite, while two further double bedrooms share a shower room.





Outside, the landscaped rear garden features artificial grass for easy maintenance, a wooden gazebo with a roof for outdoor dining or relaxation, a dedicated bar/entertainment room with power and lighting, and a separate office, ideal for working from home. There are also patio and decked seating areas, providing multiple spots to unwind or entertain. The property also includes a garage suitable for storage or a workshop, a driveway/carport providing off road parking for three vehicles, and an EV charger point. Ideally located in the village of Tiptree, this home is within easy reach of shops, schools, and local amenities.



#### ENTRANCE HALL

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

#### LOUNGE

15' 07" x 10' 08" (4.75m x 3.25m) Window to front with fitted blinds, wood effect flooring, radiator, fireplace with oak mantle and inset log burner, wall panelling, Bi-fold doors to:

#### ORANGREY

12' 08" x 10' 07" (3.86m x 3.23m) Windows to rear and side, double doors to rear garden, tiled roof with Velux windows, radiator, ceiling fan, wood effect flooring, gable end window.



#### DINING ROOM

10' 00" x 8' 02" (3.05m x 2.49m) Window to front, wood effect flooring, radiator, open to:

#### KITCHEN

16' 11" x 6' 11" (5.16m x 2.11m) Comprehensively fitted with a range of wall and base units incorporating an inset sink and drainer with pull out hose tap, four ring induction hob with extractor over, space for washing machine and dishwasher, integrated fridge/freezer, built in pantry cupboard, LED strip lighting, spotlights, window and door to rear garden.



#### CLOAKROOM

Window to side, low level W.C, hand wash basin with tiled splash back, heated towel rail, wood effect flooring.



#### LANDING

Window to rear, access to fully boarded loft with fitted ladder and lighting.

#### BEDROOM ONE

13' 06" x 8' 03" (4.11m x 2.51m) Window to front, radiator, ceiling fan, open to:

#### DRESSING ROOM

11' 06" x 8' 03" (3.51m x 2.51m) Window to front, built in wardrobes, radiator, door to:

#### ENSUITE

Window to rear, wash hand basin inset to vanity unit, shower cubical, panel enclosed bath, low level W.C, heated towel rail, part tiled walls, extractor fan.

#### BEDROOM TWO

10' 09" x 8' 05" (3.28m x 2.57m) Window to front, radiator, built in wardrobe, airing cupboard, wood effect flooring.

#### BEDROOM THREE

10' 02" x 7' 00" (3.1m x 2.13m) Window to rear, radiator, wood effect flooring.

#### SHOWER ROOM

Window to rear, walk in shower with rainfall shower head and separate shower attachment, low level W.C, hand wash basin inset to vanity unit, heated towel rail, extractor fan, part tiled walls.





## OUTSIDE

### FRONT/PARKING

Driveway/ Carport to the side of the property providing off road parking for three vehicles leading to the garage, fitted EV charger and power point, side access to rear garden.

### GARAGE

9' 02" x 8' 11" (2.79m x 2.72m) Suitable for storage or workshop with Electric roller door and power and light connected.

### OFFICE

8' 09" x 7' 08" (2.67m x 2.34m) Window and door to side, spotlights, wall mounted electric heater.

### BAR/ENTERTAINMENT ROOM

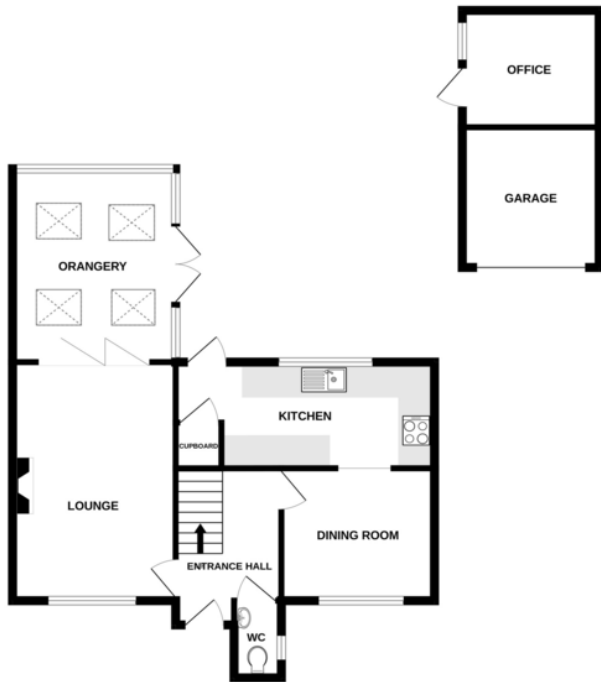
12' 02" x 8' 10" (3.71m x 2.69m) Double glazed window and double doors to front, power and light connected.

### GARDEN

Enclosed landscaped garden with patio area to the rear of the property, gazebo with solid roof and built in lighting and power points, oak sleeper raised planters, artificial grass, additional decked seating area with built in lighting, outside power points and lighting, timber shed to the side of the property.



GROUND FLOOR



1ST FLOOR



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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 79 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