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DAVID MARTIN
GROUP

Warren Lingley Way

Tiptree, CO5 0FE

Guide Price £390,000 - £410,000

EPC Rating 'C'

- Three Bedroom Link Detached House
- Immaculately Presented Throughout
- Home Office
- Ensuite & Family Bathroom





Property Description

David Martin Estate Agents have the pleasure of offering for sale this stunning three-bedroom link-detached family home in the heart of Tiptree. Immaculately presented and thoughtfully improved by the current owners, this beautiful home offers modern family living in a sought-after central village location. The spacious and light-filled lounge, complete with a charming bay window, creates a warm and inviting atmosphere. The stylish kitchen/diner is perfect for family meals, featuring double doors that open directly onto the enclosed garden, seamlessly blending indoor and outdoor living. A convenient ground-floor cloakroom adds to the practicality of the home. Upstairs, the property boasts three bedrooms, including a principal bedroom with an en-suite. A contemporary family bathroom serves the remaining bedrooms.





Additional benefits include a versatile garage conversion, offering part storage and a generously sized home office-ideal for remote working or a hobby space. Off-road parking provides added convenience. Situated in the heart of Tiptree, this home enjoys easy access to an excellent range of shops, well-regarded schools, and local amenities, making it an ideal choice for families.

ENTRANCE HALL

Enter the property via an entrance door to front aspect, window to front, column radiator, spotlights, built in cupboard.



LOUNGE

15' 01" x 10' 06" (4.6m x 3.2m) Large Bay window to side, window to front, column radiator, under stairs storage cupboard.

KITCHEN/DINER

15' 01" x 08' 08" (4.6m x 2.64m) Comprehensively fitted with a range of wall and base units incorporating a butler style sink with pull out mixer tap, tiled splash back, oven, five ring gas hob with extractor over, integrated slim line dishwasher, space for fridge/freezer, space for integrated washing machine, spotlights, column radiator, windows to front and side, double doors to rear garden.



CLOAKROOM

Wash hand basin, low level W.C, heated towel rail, extractor fan.





LANDING

Spotlights, radiator, access to part boarded loft with ladder and light.

BEDROOM ONE

12' 03" x 10' 10" (3.73m x 3.3m) Window to side, airing cupboard, radiator.

ENSUITE

Window to front, shower cubical with rainfall shower head, part tiled walls, spotlights, heated towel rail, extractor fan.

BEDROOM TWO

10' 07" x 6' 05" (3.23m x 1.96m) window to front, radiator.

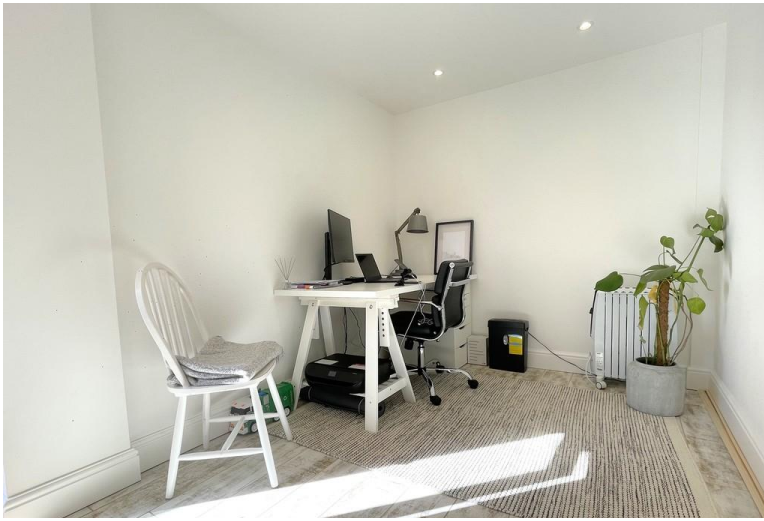
BEDROOM THREE

8' 10" x 8' 05" (2.69m x 2.57m) Window to side, radiator.

FAMILY BATHROOM

Window to front, panel enclosed bath, low level W.C, hand wash basin, heated towel rail, fully tiled walls, spotlights, extractor fan.





OUTSIDE

FRONT

Driveway to the front of the garage, additional parking to the front of house, side access to garden.

REAR GARDEN

Enclosed by brick wall, decked seating area to the rear of the property, rest mainly laid to lawn, outside tap and light, access to:

OFFICE

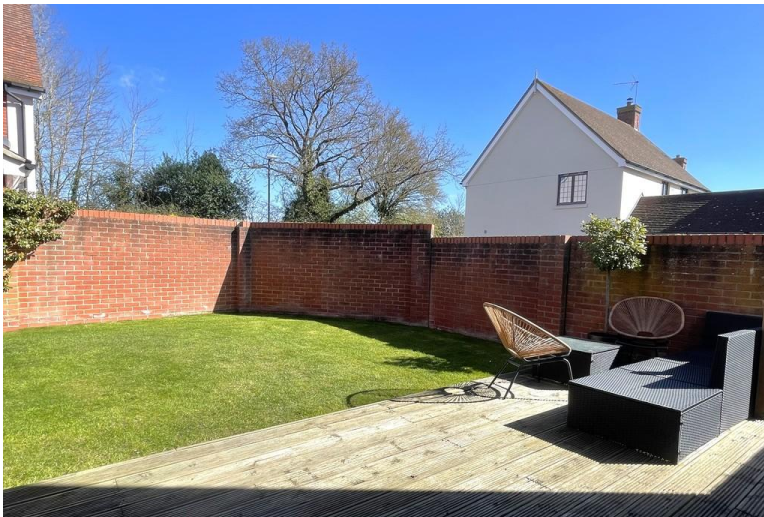
11' 08" x 7' 05" (3.56m x 2.26m) Glazed door to side, spotlights, fully insulated, wood effect flooring.

GARAGE/STORAGE

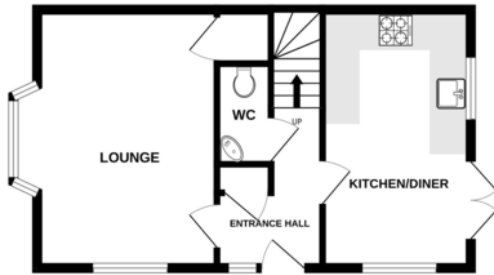
8' 02" x 4' 07" (2.49m x 1.4m) Up and over door, power and light connected.

AGENT NOTES

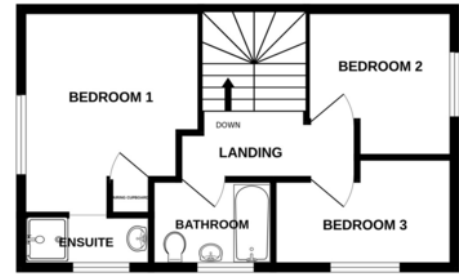
Newly fitted UPVC flush casement easy clean windows and doors throughout in 2023.



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 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 and 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