



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Rookery Lane**  
Tiptree, CCO5 0NB

**Guide Price £500,000 - £550,000**  
EPC Rating 'C'

- Detached Family Home
- Open Plan Kitchen/Diner/Family Room
- Driveway & Double Length Garage
- NO ONWARD CHAIN







## Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented Detached Family Home situated on a quiet lane in the Sought-After Village of Tiptree, with its excellent selection of shops, schools, and local amenities. The welcoming and spacious entrance hall leads into a versatile family room with a charming bay window, flowing seamlessly into the open-plan kitchen and dining area, which enjoys direct access to the rear garden. A spacious lounge opens into a stunning orangery with double doors leading outside, creating the perfect space for relaxing and entertaining. A ground-floor shower room adds practicality and convenience. Upstairs there are three double bedrooms and a well-appointed family bathroom.





Outside, the expansive block-paved driveway provides ample off-road parking for several vehicles, leading to a double-length garage with an electric door and convenient double doors opening to the garden. The beautifully maintained, enclosed sunny rear garden offers a private retreat perfect for outdoor enjoyment. Thoughtfully landscaped, it features well-stocked borders filled with a variety of vibrant flowers and mature shrubs. A generous patio area provides the ideal space for alfresco entertaining, while the remainder of the garden is mainly laid to lawn.



#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to front, two radiators, built in cupboard and cupboard housing hot water cylinder.

#### FAMILY ROOM

15' 11" x 11' 02" (4.85m x 3.4m) Bay window to front, engineered oak flooring, two radiators, spotlights, open to:

#### KITCHEN/DINER

21' 01" x 14' 05" Maximum Measurement (6.43m x 4.39m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, double eye level oven, four ring gas hob with extractor over, integrated fridge/freezer, space for washing machine, tumble dryer and dishwasher, spotlights, tiled floor, windows to rear and side, door to rear garden.



#### LOUNGE

24' 00" x 10' 08" (7.32m x 3.25m) Window to front, feature fireplace, two radiators, sliding doors to:

#### ORANGERY

17' 02" x 8' 10" (5.23m x 2.69m) Windows to rear and side, double doors to rear garden, fitted blinds to roof, radiator, wall mounted lights.

#### GROUND FLOOR SHOWER ROOM

Double shower cubical with rainfall shower head and separate shower attachment, low level W.C, hand wash basin inset to vanity unit, spotlights, extractor fan.





#### LANDING

Velux window to rear, radiator.

#### BEDROOM ONE

17' 07" x 09' 08" (5.36m x 2.95m) Windows to front and rear, two radiators.

#### BEDROOM TWO

17' 00" x 8' 09" (5.18m x 2.03m) Window to front, Velux window to rear, radiator, airing cupboard.

#### BEDROOM THREE

10' 01" x 8' 00" (3.07m x 2.44m) Window to front, radiator.



#### FAMILY BATHROOM

Window to rear, panel enclosed bath, low level W.C, hand wash basin inset to vanity unit, heated towel rail, spotlights, extractor fan.







## OUTSIDE

### FRONT

Block paved driveway providing off road parking for multiple vehicles, side access to rear garden.

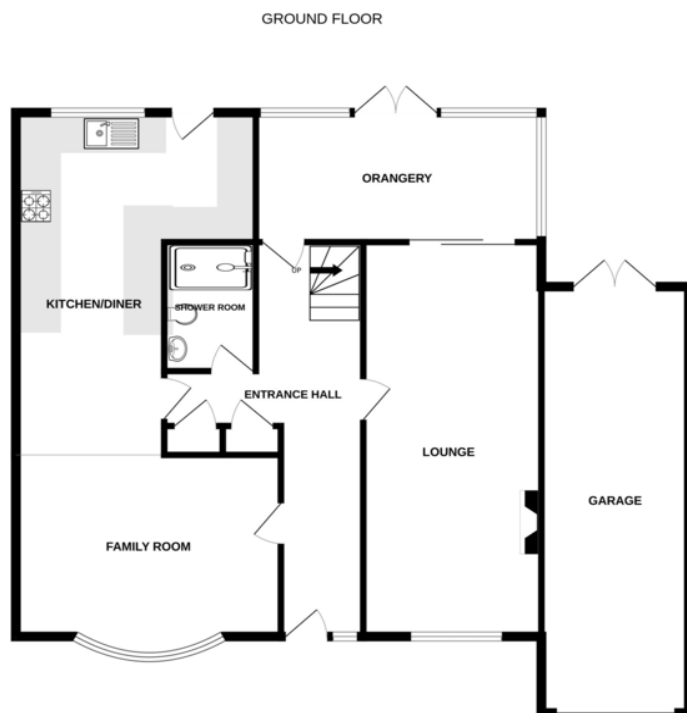
### GARAGE

26' 03" x 8' 10" (8m x 2.69m) Electric roller door, power and light connected, double doors to rear garden.

### REAR GARDEN

Well-maintained enclosed rear garden, featuring a patio area to the rear of the property, neatly edged shrub and flower borders, with the rest mainly laid to lawn. Includes an outside tap and lights for added convenience.





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+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>	71 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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