

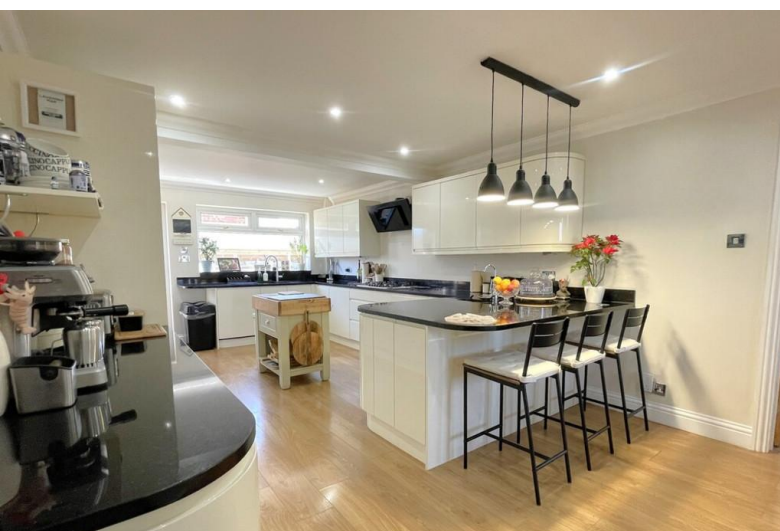


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DAVID MARTIN
GROUP

Maldon Road
Tiptree, CO5 0BN

Guide Price £650,000 - £675,000
EPC Rating 'C'

- Five Bedroom Detached Family Home
- Spacious & Versatile Living Accommodation
- Two Ensuites & Two Bathrooms
- Study & Dining Room & Conservatory





Property Description

David Martin Estate Agents are delighted to offer for sale this versatile and spacious, five-bedroom detached family home, ideally located in the popular village of Tiptree. Positioned within easy reach of an excellent range of shops, schools, and local amenities, this generously proportioned home offers flexible living space perfect for growing families and those who love to entertain. Upon entering, you're greeted by a welcoming entrance porch leading through double doors into a stunning, spacious open-plan kitchen - the heart of the home, with generous space for cooking and socializing. The ground floor also features a separate formal dining room, a large lounge that flows seamlessly into an equally spacious conservatory with garden views and access, a study, a versatile ground-floor bedroom or snug, and a convenient shower room.



Upstairs, the property offers four well-appointed bedrooms, two of which benefit from en-suite facilities, along with a family bathroom. Externally, the home impresses further with an in-and-out driveway to the front providing ample off-road parking for multiple vehicles, plus an additional driveway and carport at the rear. The enclosed rear garden is a fantastic size, featuring a brick-built bar and timber workshops - ideal for those who enjoy outdoor living or need space for hobbies and storage. This property perfectly blends space, versatility, and modern comforts - a must-see for families looking for a well-rounded home in a convenient location.



ENTRANCE PORCH

9' 00" x 5' 11" (2.74m x 1.8m) Enter the property via a part glazed entrance door to front aspect, windows to front and side, radiator, wood effect flooring, double doors to:

KITCHEN

22' 05" x 11' (6.83m x 3.35m) Comprehensively fitted with a range of wall and base units with granite work top over and inset one and a half sink with drainer and mixer tap, double eye level oven with slide and hide doors, five ring gas hob with extractor over, integrated fridge/freezer and dishwasher, large breakfast bar with storage beneath and inset sink with hot tap, under cabinet lighting, spotlights, wood effect flooring, radiator, window and door to rear, door to:



UTILITY ROOM

8' 07" x 5' 05" (2.62m x 1.65m) Fitted with a range of wall and base units incorporating a ceramic sink and mixer tap, space for washing machine and tumble dryer, wall mounted newly fitted gas fired boiler, wood effect flooring, window to rear.

LOUNGE

22' 05" x 11' 10" (6.83m x 3.61m) Bay window to front and window to rear, modern inset remote controlled gas fire, two radiators, double doors to:



CONSERVATORY

21' 03" x 8' 09" (6.48m x 2.67m) Windows to rear and sides, wood effect flooring, ceiling fan, double doors to rear garden.

HALLWAY

Built in storage cupboard, wood effect flooring, stairs rising to first floor with built in under stairs storage,.

DINING ROOM

12' 00" x 10' 10" (3.66m x 3.3m) Window to front, radiator.



STUDY

10' 10" x 6' 09" (3.3m x 2.06m) Window to front, radiator.

BEDROOM FIVE/SNUG

11' 10" x 10' 05" (3.61m x 3.18m) Window to rear and side, radiator.

GROUND FLOOR SHOWER ROOM

8' 02" x 7' 03" (2.49m x 2.21m) Window to side, shower cubical, low level W.C, hand wash basin inset to vanity unit, heated towel rail, tiled floor, extractor fan.



LANDING

radiator

BEDROOM ONE

12' 03" x 10' 05" (3.73m x 3.18m) Window to rear, built in wardrobes, radiator.

ENSUITE

9' 07" x 5' 11" (2.92m x 1.8m) Window to rear, walk in shower with rainfall shower head and separate shower attachment, vanity with counter top basin, low level W.C, part tiled walls, tiled floor, spotlights, heated towel rail, spotlights.



BEDROOM TWO

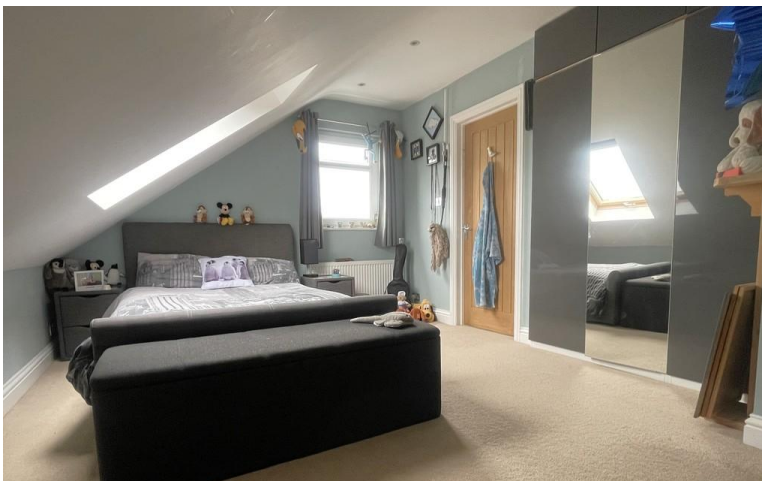
17' 01" x 10' 05" maximum measurement (5.21m x 3.18m) Window to rear, radiator, built in cupboard, door to:

ENSUITE

Shower cubical with rainfall shower head and separate shower attachment, low level W.C, hand wash basin, fully tiled, extractor fan, heated towel rail.

BEDROOM THREE

18' 07" x 11' 00" Maximum measurements (5.66m x 3.35m) Window to front, Velux window to side, eaves storage, radiator.



BEDROOM FOUR

15' 04" x 10' 03" Maximum measurement (4.67m x 3.12m) Window to front, Velux window to side, radiator.

FAMILY BATHROOM

7' 00" x 6' 04" (2.13m x 1.93m) Window to rear, panel enclosed bath with shower attachment, low level W.C, hand wash basin, heated towel rail, tiled floor, part tiled walls, extractor fan.



OUTSIDE

FRONT/PARKING

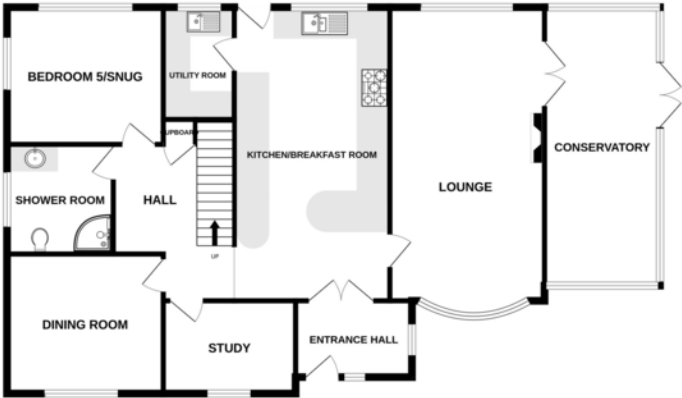
In and out driveway to the front of the property with parking for several vehicles. Further gated driveway to the rear of the property leading to a carport.

GARDEN

Enclosed garden with large decked seating area, covered pergola, rest mainly laid to lawn, outside tap and lights, converted brick built garage to a bar/entertainment room with double doors, fully insulated with power and light connected measuring 12'07 ft. x 9'06 ft, timber built workshops with windows and doors to side and power and light, measuring 16'11ft. x 7'11ft.



GROUND FLOOR
1322 sq.ft. (122.8 sq.m.) approx.



1ST FLOOR
895 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 2217 sq.ft. (206.0 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		83 B
69-80	C	74 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