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DAVID MARTIN
GROUP

Grove Road
Tiptree, CO5 0JL

£550,000

EPC Rating 'D'

- Detached Four Bedroom Chalet
- Lounge and Separate Dining Room
- Garage & Gated Driveway
- CHAIN FREE





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious four-bedroom detached chalet ideally located in the heart of the sought-after village of Tiptree, within walking distance of local shops, well-regarded schools and a range of amenities. The property offers versatile and generous family accommodation including an entrance hall, a dining room with double doors opening into a bright lounge with access to the garden, a kitchen breakfast room, a separate utility room, two ground floor bedrooms and a family bathroom. The first floor offers two further bedrooms, including a principal bedroom with en-suite shower room and an additional shower room. Externally the property boasts a private enclosed rear garden, a garage and a gated driveway providing ample off-road parking. Offered chain free, this fantastic home is highly recommended for viewing to fully appreciate its space, location and potential.





ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall with stairs rising to first floor landing with storage cupboard under, radiator.

LOUNGE

14' 5" x 14' (4.39m x 4.27m) A bright living room with windows to rear and fully glazed double doors to rear garden with electric controlled canopy over, radiator, feature fireplace with electric fire inset, double doors connecting to:

DINING ROOM

17' x 10' (5.18m x 3.05m) Two windows to side aspect, two radiators.

KITCHEN

11' x 10' (4.39m x 4.27m) Being fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, electric hob and double oven which we understand from the vendor is to remain, splash tiling, radiator, window and half glazed door connecting to utility room.

UTILITY ROOM

17' 5" x 5' (5.31m x 1.52m) Fitted with a range of units comprising of single drainer inset to worksurface with drawers and cupboards and appliance storage under, double radiator, plumbing for washing machine and dishwasher, wall mounted gas fired boiler, windows and half glazed door to rear aspect.

BEDROOM TWO

12' x 9' 10" (3.66m x 3m) Being well lit by bay window to front aspect, radiator, fitted range wardrobes to one wall, airing cupboard housing hot water cylinder.

BEDROOM THREE

11' 2" x 9' (3.4m x 2.74m) Window to front aspect, radiator.

FAMILY BATHROOM

White suite comprising of wall mounted wash hand basin, low flush WC, panel bath, heated towel rail, splash tiling.





LANDING

BEDROOM ONE

14' x 12' (4.27m x 3.66m) Window to rear aspect, radiator, fitted range of wardrobes to one wall, storage cupboard, door to:

ENSUITE SHOWER ROOM

White suite comprising of shower cubical, wall mounted wash hand basin inset to vanity unit, shower cubical, splash tiling, window to rear aspect, heated towel rail.

BEDROOM FOUR

14' x 9' 2" (4.27m x 2.79m) Window to rear aspect, radiator, fitted wardrobe.

SHOWER ROOM

White suite comprising of low flush WC, wall mounted wash hand basin, shower cubical, splash tiling, heated towel rail, extractor fan.





OUTSIDE

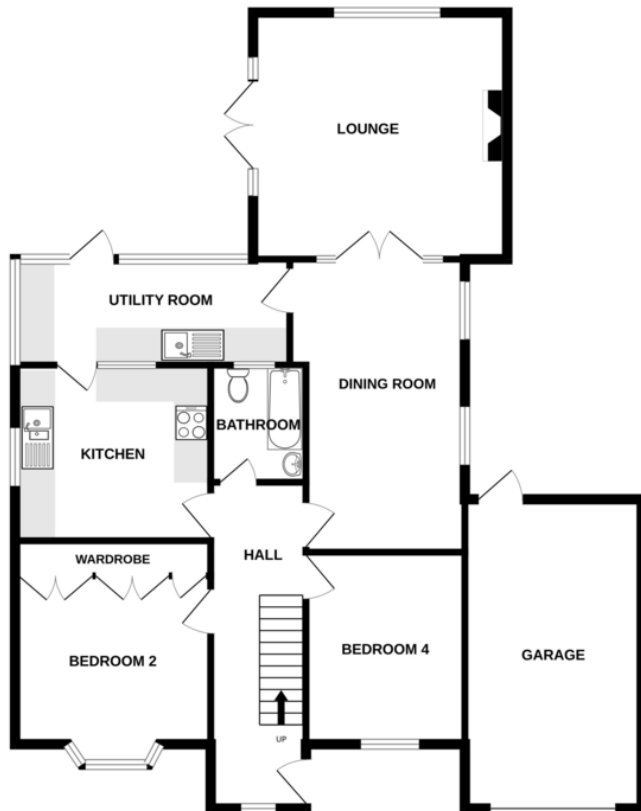
To the front of the property there is a gated block paved driveway providing ample off road parking enclosed by low brick wall, leading to adjoining garage 17'6ft. x 10ft. with electric remote up and over door, side access to rear garden.

REAR GARDEN

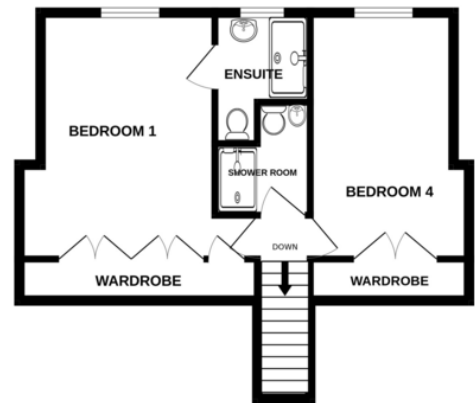
Being well enclosed by panel fencing the garden is mainly laid to lawn with flower beds and shrubs, paved patio to the rear of the property, outside lights, wooden storage shed (which we understand from the vendor is to remain).



GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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