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DAVID MARTIN
GROUP

Kiltie Road
Tiptree, CO5 0PX

£425,000
EPC Rating 'C'

- Four Bedroom Family Home
- Garage & Off-Road Parking
- Family Bathroom & Ensuite
- Spacious & Versatile





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and versatile four-bedroom link-detached family home located in the heart of the popular village of Tiptree. The property features a generous living room with an open fireplace and access to the east-facing rear garden, a good sized and well-equipped kitchen/diner, a separate dining room with a bay window overlooking the garden, and a convenient downstairs cloakroom. Upstairs, the home comprises of four bedrooms including a large principal bedroom with dressing area and en-suite, along with a family bathroom. Externally, there is a carport and a gated driveway leading to the rear, and a detached single garage. The well-established private rear garden includes patio seating areas and is fully enclosed by panel fencing, perfect for family life and outdoor entertaining.





ENTRANCE HALL

Enter the property via entrance door to front aspect, radiator, stairs rising to first floor landing.

LOUNGE

20' 02" x 11' 02" (6.15m x 3.4m) Window to front, door and windows to rear garden, feature fireplace with open fire, two radiators.

KITCHEN/DINER

20' 02" x 08' 05" (6.15m x 2.57m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, integrated dishwasher, electric cooker with extractor over, space and plumbing for washing machine and fridge/freezer, radiator, all mounted gas fired boiler, windows to front and rear, door to side leading to car port.

DINING ROOM

11' 04" x 9' 10" (3.45m x 3m) Bay window to rear, laminate flooring, radiator, built in under stairs cupboard.

CLOAKROOM

Hand wash basin inset to vanity unit, low level W.C, radiator.





LANDING

Loft access, airing cupboard.

BEDROOM ONE

20' 01" x 10' 06" (6.12m x 3.2m) Two windows to front, dressing area with built in double wardrobes, two radiators, door to:

ENSUITE

Window to rear, panel enclosed bath, shower cubical, low level W.C, hand wash basin, radiator.

BEDROOM TWO

15' 02" x 11' 07" (4.62m x 3.53m) Window to front, radiator, built in cupboard.

BEDROOM THREE

10' 09" x 8' 03" (3.28m x 2.51m) Window to rear, radiator.

BEDROOM FOUR

9' 04" x 8' 05" (2.84m x 2.57m) Window to rear, radiator.

FAMILY BATHROOM

Window to rear, radiator, panel enclosed bath with shower attachment, low level W.C, hand wash basin.





OUTSIDE

FRONT

Carport to the side of the property leading to further gated parking and a garage.

GARAGE

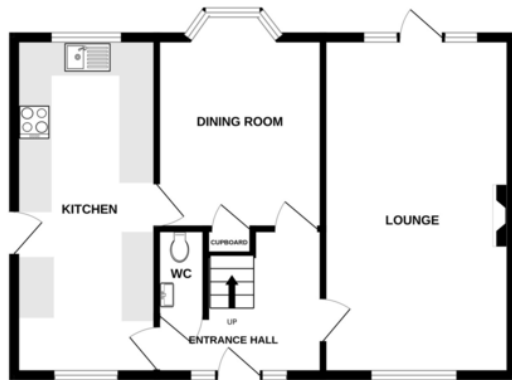
Single detached garage with up and over door and power and light connected.

REAR GARDEN

Well established enclosed east facing rear garden, mainly laid to lawn with shrub and flower borders, two patio seating areas.



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.9 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		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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