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DAVID MARTIN
GROUP

Ketley Close
Tiptree, CO5 0FH

Guide Price £340,000 - £350,000
EPC Rating 'C'

- Three bedroom Link-Detached House
- Garage and Gated Driveway
- Family Bathroom & Ensuite
- Modern Kitchen/Diner





Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented three-bedroom link-detached house situated in the popular village of Tiptree, known for its excellent range of shops, schools, and local amenities. The property features a welcoming entrance hall, a light and airy lounge with bay window, a modern kitchen/diner with access to the rear garden, and a ground floor cloakroom. On the first floor there are three bedrooms, including a principal bedroom with en-suite, and a family bathroom. Externally, the property benefits from a gated driveway providing off-road parking, a detached garage, and a beautifully maintained walled rear garden.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to front, tiled floor, radiator, built in cupboard.

LOUNGE

15' 03" x 10' 06" (4.65m x 3.2m) Bay window to side, window to front, feature fireplace with inset cast iron electric fire, radiator, under stairs cupboard.

KITCHEN/DINER

15' 03" x 8' 08" (4.65m x 2.64m) Comprehensively fitted with a range of wall and base units with Quartz worktop over and inset sink with mixer tap, tiled splash back, five ring gas hob with extractor over, eye level double oven, integrated fridge/freezer and washing machine, radiator, tiled floor, windows to front and side, double doors to rear garden.

CLOAKROOM

Low level W.C, corner hand wash basin, tiled floor, radiator, extractor fan.

LANDING

Radiator, loft access.

BEDROOM ONE

12' 06" x 9' 08" (3.81m x 2.95m) Window to side, airing cupboard, radiator, built in wardrobes with sliding doors, door to:



ENSUITE

Window to front, shower cubical, wash hand basin inset to vanity unit, part tiled walls, radiator.

BEDROOM TWO

10' 09" x 6' 05" (3.28m x 1.96m) Window to front, radiator.

BEDROOM THREE

8' 11" x 8' 07" (2.72m x 2.62m) Window to side, radiator.



FAMILY BATHROOM

Window to front, panel enclosed bath with shower attachment, low level W.C, hand wash basin, tiled floor, part tiled walls, radiator, extractor fan.





OUTSIDE

FRONT/PARKING

Gated driveway proving off road parking.

GARAGE

Detached garage with up and over door, power and light connected, door to side.

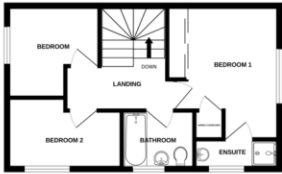
GARDEN

Enclosed walled garden with patio area to the rear of the property, rest mainly laid to lawn, shrub and flower border, outside tap and power points, timber shed to remain.

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission or for the accuracy of the floorplan. The plan is for guidance purposes only and should not be relied upon for any prospective purchase. The services, appliances and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgptiptree.co.uk
%office_emailAddress%
01621 815815

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