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DAVID MARTIN
GROUP

Hall Road
Tiptree, CO5 0BJ

£450,000
EPC Rating 'TBC'

- Four Bedroom Semi-Detached House
- Enclosed Garden to Rear
- Garage & Ample Parking
- Spacious & Versatile





Property Description

David Martin Estate Agents are pleased to present this extended four-bedroom semi-detached home, ideally situated in a sought-after non-estate location within the popular village of Tiptree, which offers a wide range of shops, schools, and local amenities. This spacious and versatile family property features an entrance hall, a generous lounge with double doors opening onto the rear garden, a well-appointed kitchen/Diner, a practical boot room, and a convenient cloakroom. On the first floor, there are four bedrooms, a family bathroom, and an additional shower room, while the second floor offers a useful loft room. Externally, the home benefits from ample off-road parking to the front, a garage, and a well-established good-sized enclosed rear garden. Viewing is highly recommended to fully appreciate the space, versatility, and excellent location this home has to offer.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to front aspect to entrance hall, radiator, stairs rising to first floor landing, door to:

LOUNGE

25' 02" x 9' 09" (7.67m x 2.97m) A spacious living room being well lit by window to front aspect and fully glazed double doors to rear, two radiators, feature fireplace with gas coal effect fire inset, door to:

KITCHEN/DINER

18' 09" x 11' 04" (5.72m x 3.45m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, plumbing and space for washing machine and tumble dryer, integrated fridge/freezer, electric hob inset to remain, double eye level oven, splash tiling, two built in storage cupboards, spotlights, window to rear aspect and half glazed door to rear garden, door to:

BOOT ROOM

8' x 5' (2.44m x 1.52m) Shelving, door to garage.

CLOAKROOM

Low flush WC, wall mounted wash hand basin, radiator, window to front aspect.





LANDING

Built in cupboard.

BEDROOM ONE

14' 07" x 13' 07" (4.44m x 4.14m) Window to front aspect, radiator, fitted wardrobes.

BEDROOM TWO

10' 02" x 7' 04" (3.1m x 2.24m) Window to rear aspect, radiator, fitted wardrobes housing gas fired boiler. Dividing wall removed between bedroom two and three.

BEDROOM THREE

8' 06" x 6' 11" (2.59m x 2.11m) Window to rear aspect, radiator.

BEDROOM FOUR

11' 5" x 9' (3.48m x 2.74m) Window to front aspect, radiator. Accessed via half stairs from half landing.

FAMILY BATHROOM

7' x 6' 10" (2.13m x 2.08m) White suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling, radiator, fully tiled walls, extractor fan.

SHOWER ROOM

Shower cubical, fully tiled walls, spotlights, extractor fan.



SECOND FLOOR LANDING

Door to loft room, built in cupboard.

LOFT ROOM

17' x 9' 5" (5.18m x 2.87m) Max Measurement Sloping Ceilings Radiator, window to side aspect, radiator, storage cupboards to eaves.





OUTSIDE

To the front of the property there is a block paved driveway providing parking for a number of vehicles, side access to rear garden.

GARAGE

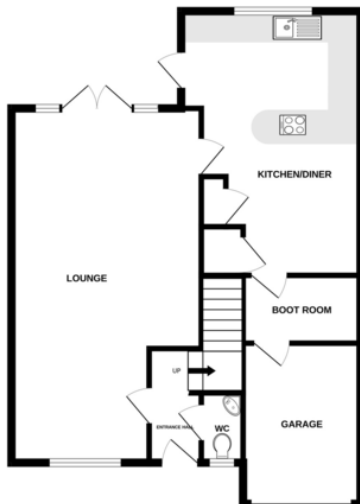
11' 05" x 9' 00" (3.48m x 2.74m) Up and over door, power and light connected, internal door to boot room.

REAR GARDEN

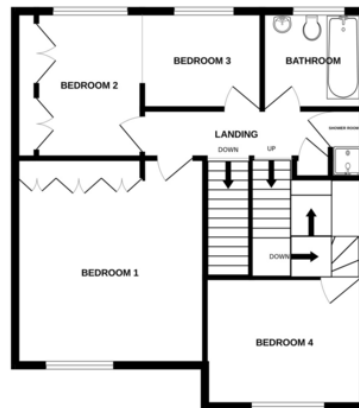
Beautiful well established garden enclosed by panel fencing, the garden is mainly laid to lawn with flower beds and shrub borders, paved patio to rear of the property, wooden storage shed which we understand from the vendor is to remain, outside tap and light.



GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



2ND FLOOR
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.1 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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David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

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