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GROUP

Hutchinson Close
Tiptree, Colchester, CO5 0HE

£325,000
EPC Rating 'c'

- WALKING DISTANCE TO SCHOOLS & SHOPS
- UNOVERLOOKED REAR GARDEN
- SPACIOUS LOUNGE
- THREE BEDROOMS





Property Description

This modern three-bedroom link-detached home is ideally located in the heart of Tiptree village, overlooking a small greensward and within walking distance of local shops and highly regarded schools. The accommodation includes a front-facing kitchen, a spacious lounge/diner at the rear with double doors leading to a private, unoverlooked garden, and a convenient downstairs cloakroom. Upstairs, there are three generously sized bedrooms and a modern family bathroom.

Further benefits include two allocated parking spaces and a peaceful, central village setting-offering both comfort and convenience





ENTRANCE HALL

Entrance door, laminate flooring, stairs to first floor, under stairs cupboard

CLOAKROOM

Obscure window to front, WC, wash hand basin, splash back tiling.

KITCHEN

9' x 7' 9" (2.74m x 2.36m) Window to front, work top with drawers and cupboards beneath, Eye level units, built in sink, Stainless steel built in oven, hob and extractor fan, space for other appliances, small opening between kitchen and lounge/diner.



LOUNGE/DINER

15' 9" x 17' (4.8m x 5.18m) Spacious 'L' shaped room, window and double doors to rear, laminate flooring.

LANDING

BEDROOM ONE

13' 8" x 10' 4" (4.17m x 3.15m) Two windows to rear, fitted double wardrobes.

BEDROOM TWO

10' 8" x 7' 1" (3.25m x 2.16m) Window to front.



BEDROOM THREE

8' 3" x 8' 2" (2.51m x 2.49m) Window to front, airing cupboard, loft access

BATHROOM

Recently fitted bathroom comprising of a bath with over-head shower, wash hand basin, fully tiled walls and floor, extractor fan, ceiling spot lights.

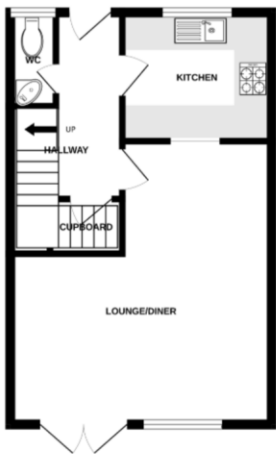
REAR GARDEN

The low maintenance rear garden has a southerly aspect and is not over-looked, there is artificial grass with a decked area from the rear of the house. There is access via a gate to the two allocated parking spaces.

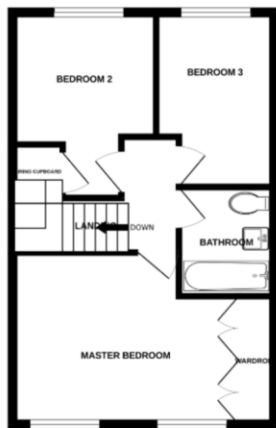




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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