



## Grange Road

Tiptree, Colchester, CO5 0UH

**Offers In Excess Of £900,000**

EPC Rating 'TBC'

- Four Bedroom Detached Bungalow
- Two Storey Barn and Yard
- Field for Sale - Separate Negotiation
- Double Garage & In and Out Driveway





## Property Description

David Martin Estate Agents have the pleasure of offering for sale 'Primrose Lodge', a substantial four-bedroom detached bungalow set on a large plot on the outskirts of Tiptree village. The property features an in-and-out driveway, double garage, and a Versatile Two-Storey Barn with Yard and Power Connection. To the rear, a field approaching 2 acres is available by separate negotiation, making it ideal for equestrian use or as a potential development opportunity, subject to planning. The bungalow comprises a large entrance hall, spacious lounge with access to the rear garden, kitchen/diner with further garden access, utility room, and cloakroom. All four bedrooms are doubles, with an en-suite to the principal bedroom and a separate family bathroom. Planning permission has been granted for the construction of stables adjacent to the barn, presenting an exceptional opportunity for buyers seeking a well-equipped equestrian premises.





#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, two radiators, double doors to:

#### LOUNGE

26' 00" x 14' 10" (7.92m x 4.52m) Window to front, sliding doors to rear, feature fireplace with inset gas fire (not tested), two radiators.

#### KITCHEN/DINER

26' 00" x 11' 03" (7.92m x 3.43m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, four ring electric hob with extractor over, double eye level oven, integrated dishwasher and fridge, tiled floor, radiator, window to front, sliding doors to rear garden, door to:

#### UTILITY ROOM

Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space and plumbing for washing machine, tumble dryer and fridge/freezer, floor standing oil fired boiler, radiator, window to side, doors to front and rear.

#### CLOAKROOM

Window to side, low level W.C, hand wash basin, radiator.



#### BEDROOM ONE

12' 11" x 12' 01" (3.94m x 3.68m) Window to front, radiator, fitted wardrobes, built in wardrobe, door to:

#### ENSUITE

Shower cubical, wash hand basin inset to vanity unit, heated towel rail, extractor fan, fully tiled.



#### BEDROOM TWO

11' 00" x 9' 04" (3.35m x 2.84m) Window to rear, radiator, laminate flooring, access to fully boarded loft with light & ladder.

#### BEDROOM THREE

10' 06" x 9' 04" (3.2m x 2.84m) Window to rear, radiator, laminate flooring, access to fully boarded loft with light & ladder.

#### BEDROOM FOUR

9' 05" x 9' 02" (2.87m x 2.79m) Window to rear, radiator.

#### FAMILY BATHROOM

Window to front, corner jacuzzi bath, shower cubical, wash hand basin, radiator, part tiled walls, tiled floor, airing cupboard.





## OUTSIDE

### FRONT

In and Out driveway leading to further secure gated parking, double gates leading into yard. Front garden laid to lawn enclosed by brick wall with shrub borders.

### DOUBLE GARAGE

21' 02" x 20' 07" (6.45m x 6.27m) Detached double garage with up and over door, power and light connected, eaves storage, window to rear, door to side.

### BARN/YARD

Hard standing yard measuring approx. 57ft x 116ft. accessed by double gates to front and double gates to field behind. Two storey barn measuring 29ft. x 18ft. with doubles doors to the front, window and door to side, power and light connected, stairs to first floor.

### REAR GARDEN

Large patio area to the rear of the property, rest mainly laid to lawn.

### FIELD

Field approaching 2 acres to the rear of the property being sold by separate negotiation. accessed via yard or further access from Pennsylvania lane.

### AGENT NOTE

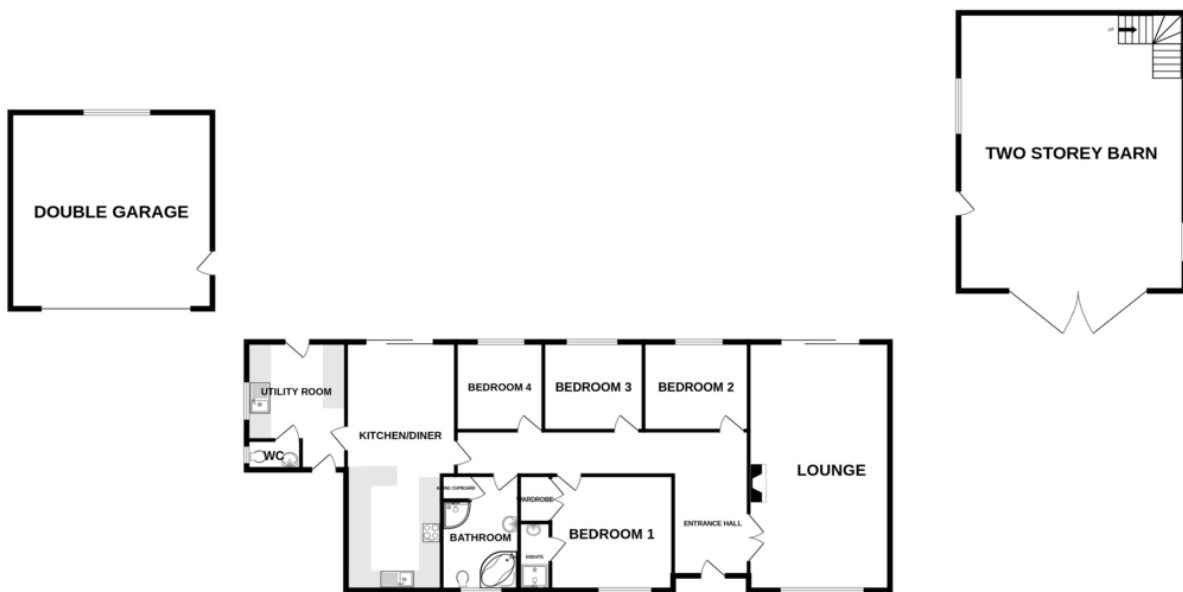
The property is equipped with an on-site sewage treatment plant, located within the yard.

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.





2736 sq.ft. (254.1 sq.m.) approx.



TOTAL FLOOR AREA : 2736 sq.ft. (254.1 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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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