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GROUP

Barbrook Lane
Tiptree, Colchester, CO5 0EE

£550,000
EPC Rating 'C'

- FULLY REFURBISHED
- PRIVATE MEWS
- OPEN PLAN LIVING
- ENSUITE





Property Description

We are thrilled to offer for sale this fully refurbished four-bedroom detached bungalow, thoughtfully redesigned and finished to an exceptional standard by its current owners. The property has undergone a complete overhaul, combining modern comfort with stylish design throughout.

Set within a private mews of just five bungalows, in the village of Tiptree, it offers a rare opportunity for those seeking a peaceful and secluded lifestyle.

Externally, the home boasts a recently landscaped garden, perfect for relaxing or entertaining, along with off-road parking for several vehicles at the front of the property, providing both convenience and curb appeal.

ENTRANCE HALL

Enter via part glazed UPVC door into spacious entrance hall, there is a double built in storage cupboards perfect for coats, shoes etc.

KITCHEN/DINER





26' 4" x 12' 07" (8.03m x 3.84m) A spacious open-plan kitchen and dining area featuring a classic Shaker-style kitchen with quartz worktops and an inset butler sink with a hot tap. Integrated appliances include a dishwasher, washing machine, tumble dryer, fridge/freezer, and space for a cooker. The space is filled with natural light from windows to the side and rear aspects, along with bifolding doors that open out onto the patio area, perfect for indoor-outdoor living.

LOUNGE

15' 08" x 14' 11" (4.78m x 4.55m) Enter the lounge through twin glazed sliding doors into a serene and inviting space, featuring a stylish media wall with an inset electric fire. Two front-facing windows allow natural light to flood the room.



BEDROOM ONE

12' 04" x 10' 06" (3.76m x 3.2m) A generously sized double bedroom featuring two rear-facing windows that allow for plenty of natural light. The room also benefits from built-in double mirrored wardrobes, providing ample storage while enhancing the sense of space.

ENSUITE

tilled ensuite featuring a shower cubicle, sink inset into a vanity unit, WC, heated towel rail, and an obscure glazed window to the side for privacy



BEDROOM TWO

10' 10" x 8' 08" (3.3m x 2.64m) Window to rear aspect, built in wardrobes.

BEDROOM THREE

11' x 7' 08" (3.35m x 2.34m) Window to front aspect.

BEDROOM FOUR

8' 11" x 7' 10" (2.72m x 2.39m) Window to front aspect, double built in wardrobes.

BATHROOM

Modern bathroom comprising of a freestanding bath tub, single sink inset to vanity unit, WC, heated towel rail.

obscure window to side aspect.



OUTSIDE

Externally, the property features a low-maintenance, recently landscaped rear garden. It includes both a patio area and a decked section, the latter sheltered by a stylish pergola-ideal for outdoor entertaining. The garden is complemented by well-kept shrub and plant borders, and a useful storage shed, which will remain with the property. There is also access down both sides of the property and an external storage building.



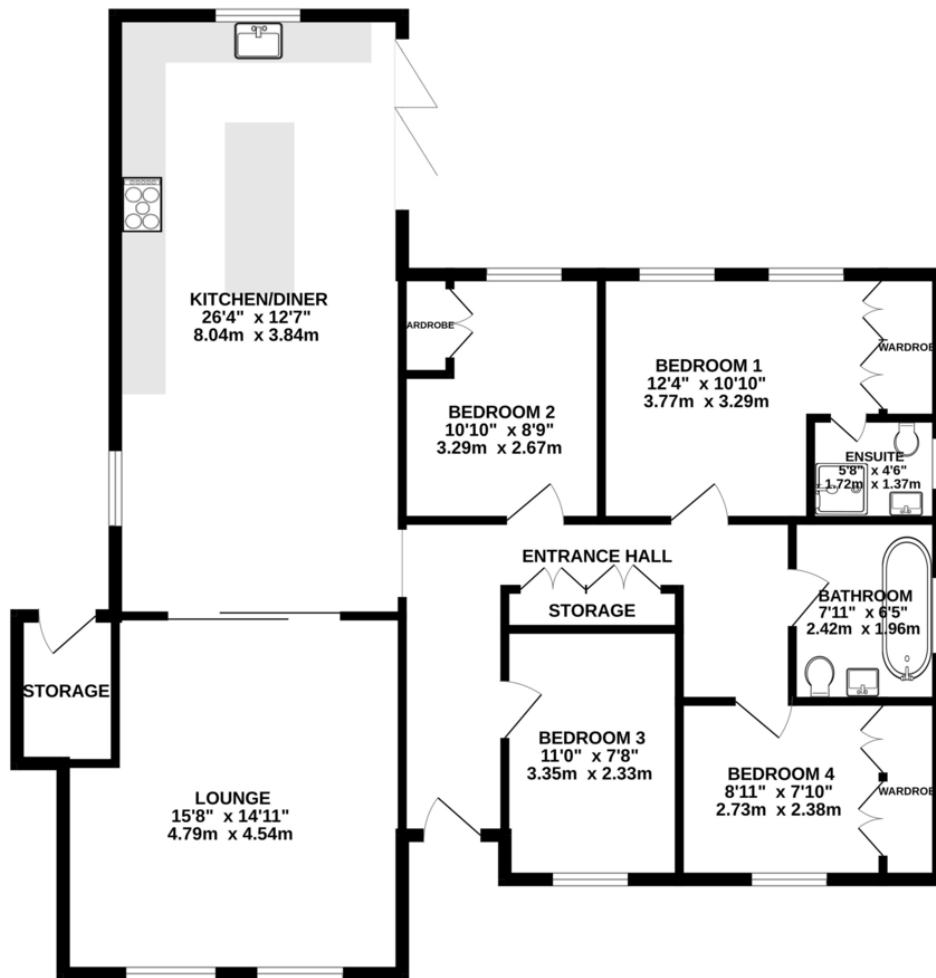
FRONT

The front of the property is made up of a shingle driveway providing ample parking, and a recent turfed area with shrub borders.





GROUND FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

.m.) approx.
in contained here, measurements
responsibility is taken for any error,
should be used as such by any
not been tested and no guarantee
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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