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DAVID MARTIN
GROUP

Berryfield Close
Tiptree, Colchester, CO5 0FQ

OIEO £375,000
EPC Rating 'B'

- Modern Throughout
- Three Bedrooms
- Driveway & Car Port
- Well Sough After Cul-De-Sac





Property Description

We are thrilled to present for sale this beautifully maintained three-bedroom semi-detached home, ideally located in the heart of Tiptree, within the highly sought-after Berryfield Close development.

Lovingly cared for by its current owners, this property offers a perfect blend of comfort, space, and modern living. The ground floor features a spacious lounge, a stylish open-plan kitchen/diner-ideal for entertaining-and a convenient downstairs WC.

Upstairs, you'll find three generously sized bedrooms, including a master bedroom with its own en-suite shower room. A contemporary family bathroom completes the first-floor accommodation.

Externally, the property boasts a beautifully landscaped and unoverlooked rear garden, offering a private and peaceful outdoor space. There is also direct access to a carport, providing off-road parking for up to three vehicles. The home is ideally positioned overlooking a well-maintained and quiet greensward, enhancing its peaceful and attractive setting.





This fantastic home is perfect for families or professionals looking to enjoy a well-connected yet tranquil residential location.

ENTRANCE HALL

storage cupboard beneath stairs. Doors leading into all the other downstairs rooms.

LOUNGE

17' 11" x 10' 3" (5.46m x 3.12m) Window to front aspect, and double doors to rear, leading out onto the rear garden.



KITCHEN/DINER

12' 5" x 11' 5" (3.78m x 3.48m) Comprising of a range of low level and high level units, fitted appliances including, washing machine, fridge/freezer and dishwasher, boiler cupboard housing the combi boiler. There is also a handmade corner dining bench with window and door to the rear aspect.

WC/UTILITY

5' 4" x 4' 6" (1.63m x 1.37m) WC and wash hand basin, bespoke storage units, space for washing machine & tumble dryer, heated towel rail.



BEDROOM ONE

13' 1" x 10' 2" (3.99m x 3.1m) Window to front aspect, door leading to;

EN-SUITE

Spacious en-suite, large shower cubical, WC and wash hand basin.

BEDROOM TWO

18' 4" x 9' (5.59m x 2.74m) Double aspect windows.

BEDROOM THREE

10' 4" x 6' 8" (3.15m x 2.03m) Window to front aspect.

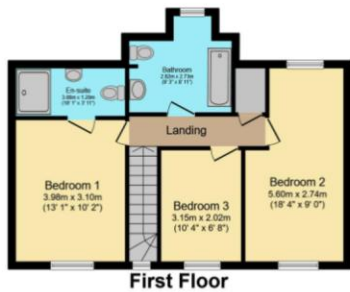
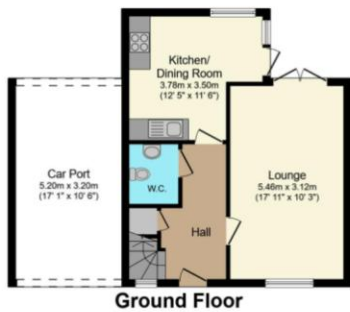
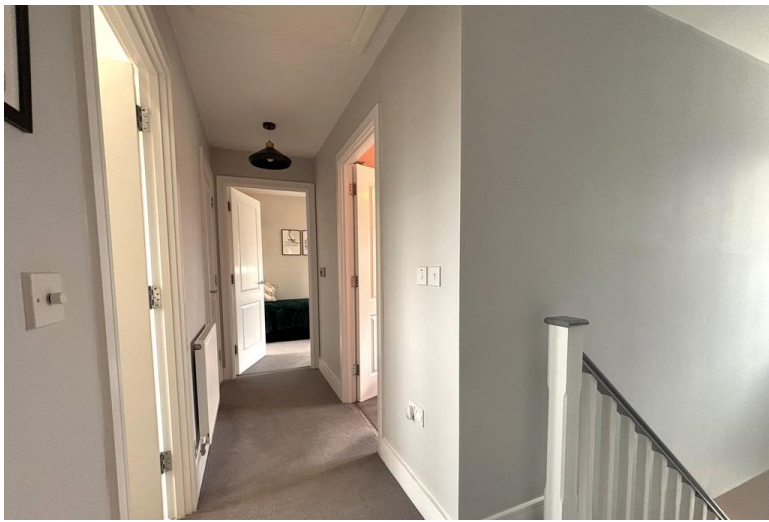


BATHROOM

9' 3" x 8' 11" (2.82m x 2.72m) Spacious bathroom comprising of a panel bath with shower overhead, WC, wash hand basin, tiled floor, heated towel rail. obscure window to rear aspect.

OUTSIDE

The property is situated at the rear of the development over looking the maintained greensward. There is a gated carport offering space for two/three vehicles with further visitor parking available in bays



at the front of the property.

REAR GARDEN

At the rear you will find a well landscaped and fully maintained unoverlooked garden with two patio areas and plant borders. There is a vegetable garden along with a shed that is to remain.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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