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DAVID MARTIN
GROUP

Chapel Road

Tiptree, Colchester, CO5 0HP

Guide Price £425,000-£450,000

EPC Rating 'D'

- Four Bedroom Detached Chalet
- Three Reception Rooms
- Garage & Off Road Parking
- Viewing Advised



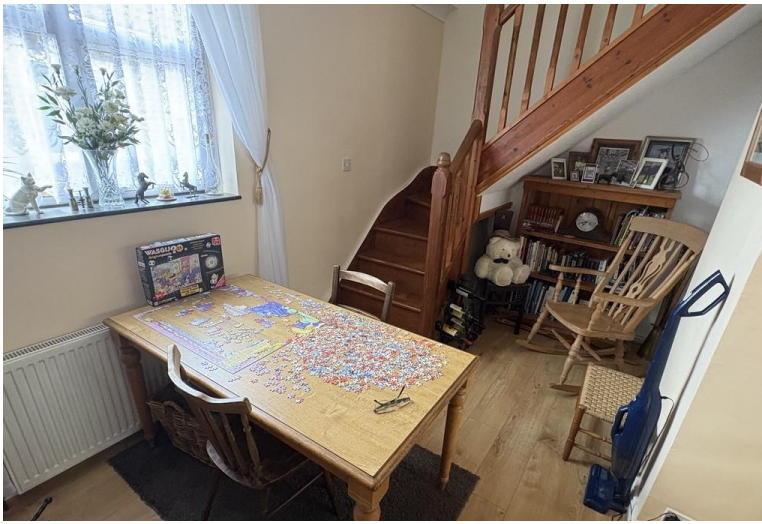


Property Description

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David Martin Estate Agents are delighted to offer for sale this versatile and characterful four-bedroom detached chalet-style property, ideally situated in the popular village of Tiptree. The location provides convenient access to a range of shops, schools, and local amenities, making it perfect for family living. The property offers flexible and well-proportioned accommodation comprising an entrance hall, lounge, dining room, kitchen/breakfast room, utility room, family bathroom, and a separate shower room. There are two bedrooms on the ground floor, while the first floor features a landing, two additional bedrooms, and a lobby area. Externally, the home benefits from off-road parking and a shared driveway leading to a garage measuring approx. 22ft in length. To the rear, the property boasts an established, unoverlooked garden extending to approx. 68ft. This charming home is full of character and must be viewed to be fully appreciated.





ENTRANCE HALL

Entrance to the property is made via part glazed entrance door to front aspect to entrance hall, door to:

LOUNGE

13' 5" x 11' (4.09m x 3.35m) Being well lit by windows to front and side aspect, exposed timbers, red brick open fireplace, radiator, door to:

BEDROOM THREE

10' 10" x 10' 03" (3.3m x 3.12m) Window to front, radiator.

BEDROOM FOUR/STUDY

11' 00" x 7' 00" (3.35m x 2.13m) Window to side, built in cupboard, radiator.

LOBBY

Door to kitchen/breakfast room and bathroom

BATHROOM

Window to side, panel enclosed with shower over, low level W,C, hand wash basin, heated towel rail.

KITCHEN/BREAKFAST ROOM

13' 06" x 10' 05" (4.11m x 3.18m) Window to side, fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, central island with storage under and breakfast bar, brick chimney with inset Ray burn (untested) , integrated dishwasher. Window to side aspect, splash tiling, tiled floor.

DINING AREA

14' 05" x 7' 03" (4.39m x 2.21m) Window to side, radiator, stairs rising to first floor landing.

UTILITY ROOM

10' 08" x 10' 05" (3.25m x 3.18m) Window and stable door to rear, space and plumbing for appliances, tiled floor, space for range style cooker, door to:

SHOWER ROOM

Shower cubical, wash hand basin, low level W.C, tiled floor, splash tiling window to rear aspect.

LANDING

Door to loft space, Velux window.

BEDROOM ONE

13' 00" x 12' 00" (3.96m x 3.66m) Two Velux windows, window to rear, radiator.

BEDROOM TWO

10' 05" x 8' 02" (3.18m x 2.49m) Window to side, radiator.





OUTSIDE

FRONT

Driveway to the front of the property providing off road parking, further parking space to the front of the garage. Driveway to the side of the property is a shared driveway with neighbouring property.

GARAGE

22' 10" x 9' 4" (6.96m x 2.84m) Up and over door, power and light connected, door to side, eaves storage.

REAR GARDEN

South facing rear garden with patio area to the rear of the property, rest mainly laid to lawn with shrub and flower borders.

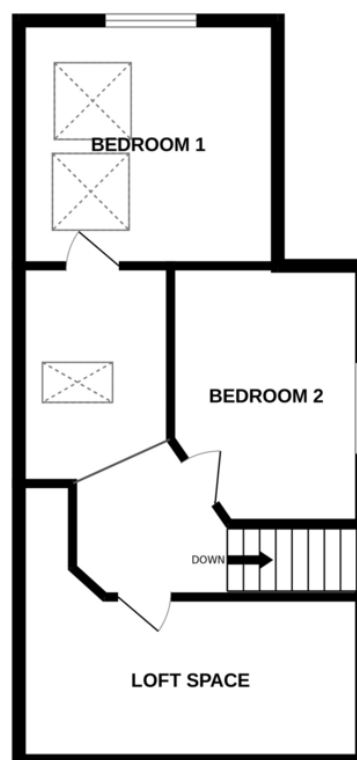




GROUND FLOOR
812 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

(2 sq.m.) approx.

Diagram contained here, measurements
I no responsibility is taken for any error,
ly and should be used as such by any
I have not been tested and no guarantee
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