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DAVID MARTIN
GROUP

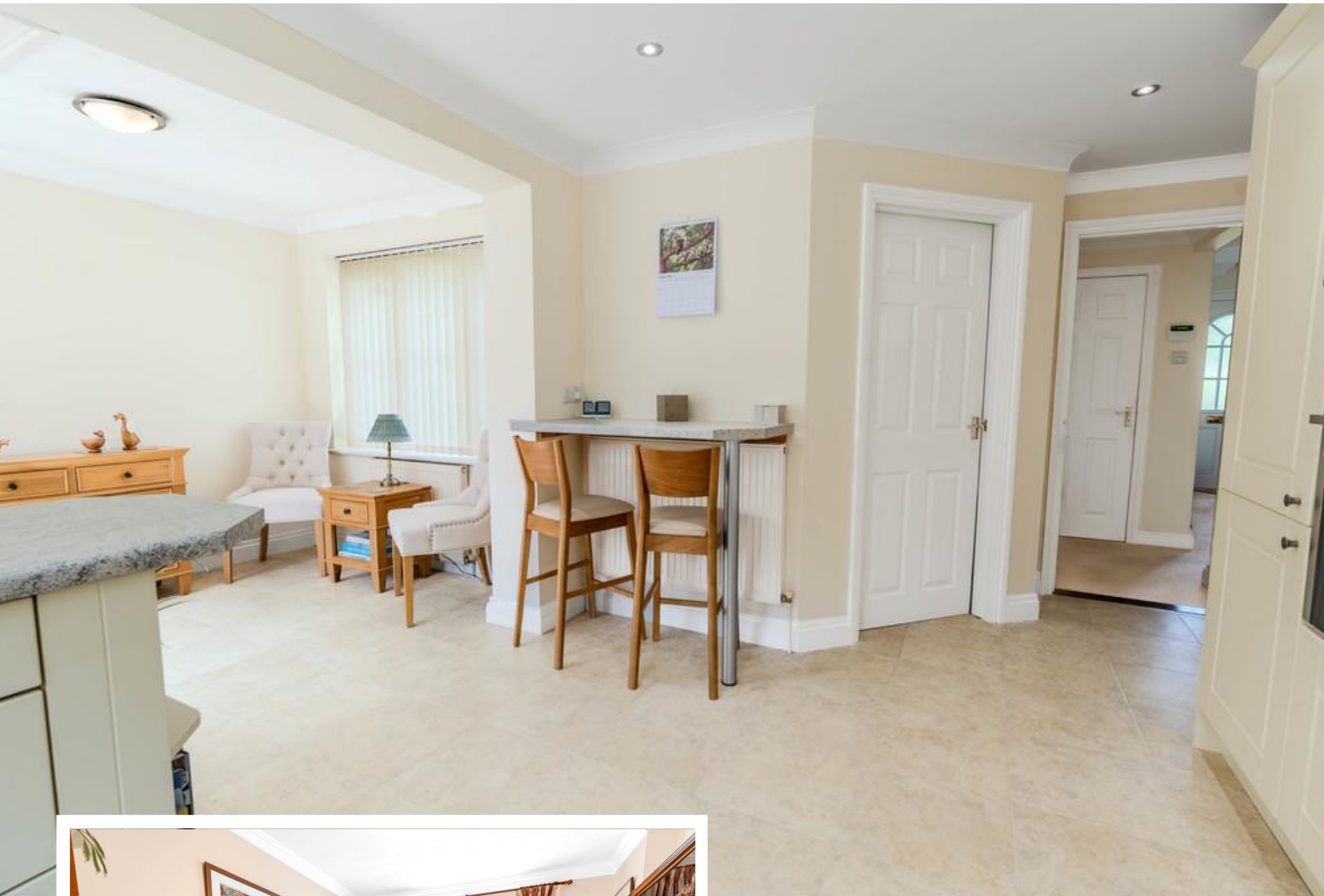
Meadowview
Tiptree, CO5 0JT

Guide Price £675,000 - £700,000

EPC Rating 'C'

- Detached Four Bedroom House
- Three Reception Rooms
- Stylish Refitted Kitchen
- Chain Free





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious four-bedroom detached family home, built by the award-winning Granville Builders, ideally situated in a quiet cul-de-sac within the popular village of Tiptree with a wide range of local shops, schools, and amenities. This versatile home offers generous accommodation throughout, comprising a welcoming entrance hall, a spacious lounge with double doors to the rear garden, dining room, study, spacious kitchen/breakfast room, utility room, and a ground floor cloakroom. The first-floor features four well-proportioned bedrooms including a principal bedroom with en suite bathroom, and a modern family bathroom. Externally, the home sits on a plot with attractive gardens to the front, rear, and side, the driveway to the side provides ample off-road parking and leads to a detached double garage. This property is offered CHAIN FREE, a viewing is highly recommended to fully appreciate the space, setting, and finish on offer.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, turning stairs rising to first floor landing with two storage cupboards under, radiator, door to:

LOUNGE

20' 7" x 11' 10" (6.27m x 3.61m) plus bay A spacious and bright living room with bay window to front aspect and fully glazed double doors to rear, two radiators, the room features a redbrick open fireplace with log burner inset.

DINING ROOM

12' x 10' (3.66m x 3.05m) Window to rear aspect, radiator.

STUDY

8' 10" x 6' 6" (2.69m x 1.98m) Window to front aspect, radiator.

KITCHEN

16' 10" x 10' (5.13m x 3.05m) Stylishly fitted with comprehensive range of units comprising of ceramic one and a half bowl sink unit with single drainer sink unit with mixer taps inset to worksurface with drawers and cupboards under, adjoining worksurface with appliance storage and drawers and cupboards under. Matching range of eye level wall mounted units, integrated gas hob and electric double oven, fridge/freezer and dishwasher, splash tiling, window to rear aspect, radiator, archway to:

BREAKFAST ROOM

9' 8" x 7' (2.95m x 2.13m) Window to front aspect and fully glazed double doors to rear, radiator.

UTILITY ROOM

6' 6" x 5' 10" (1.98m x 1.78m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, washing machine, gas fired boiler, window to side aspect, radiator, splash tiling.

CLOAKROOM

Stylish white suite comprising of low flush WC, wash hand basin inset to vanity unit, splash tiling, radiator, window to front.





GALLERIED LANDING

Window to front aspect, access to loft space with loft ladder, door to:

BEDROOM ONE

13' 3" x 11' 10" (4.04m x 3.61m) Windows to front and side aspects, two fitted wardrobes and range of cupboards and drawers, radiator, door to:

ENSUITE BATHROOM

9' 9" x 6' 8" (2.97m x 2.03m) White suite comprising of panel bath, wash hand basin inset to vanity, shower cubicle, low flush WC, splash tiling, tiled floor, heated towel rail, window to rear aspect.



BEDROOM TWO

11' 10" x 10' (3.61m x 3.05m) Window to rear aspect, fitted wardrobes, radiator.

BEDROOM THREE

10' x 9' 10" (3.05m x 3m) Window to rear aspect, radiator, fitted wardrobe.

BEDROOM FOUR

8' 10" x 8' 9" (2.69m x 2.67m) Window to front aspect, radiator.

FAMILY BATHROOM

White suite comprising of low flush WC, panel bath with shower over and shower screen, pedestal wash hand basin, window to side aspect, splash tiling, tiled floor, radiator.





OUTSIDE

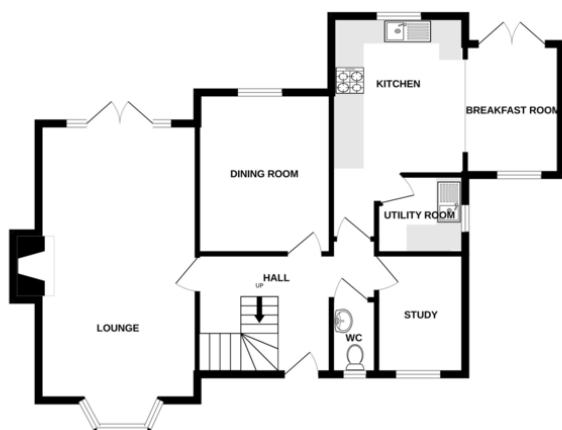
To the front of the property there is a garden laid to lawn enclosed by a well established hedge and shrubs, driveway to side providing ample parking leading to detached double garage measuring 18'2ft. x 18'2ft. with power and light connected and two electric up and over doors, pedestrian access to rear garden.

REAR GARDEN

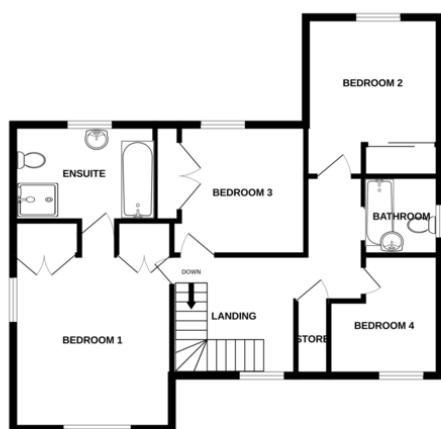
The gardens extend to the rear and side of the property being well established and beautifully landscaped with flowerbeds and shrubs, paved patios and lawns giving separate seating and garden areas. Water feature which we understand from the vendor is to remain.



GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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