



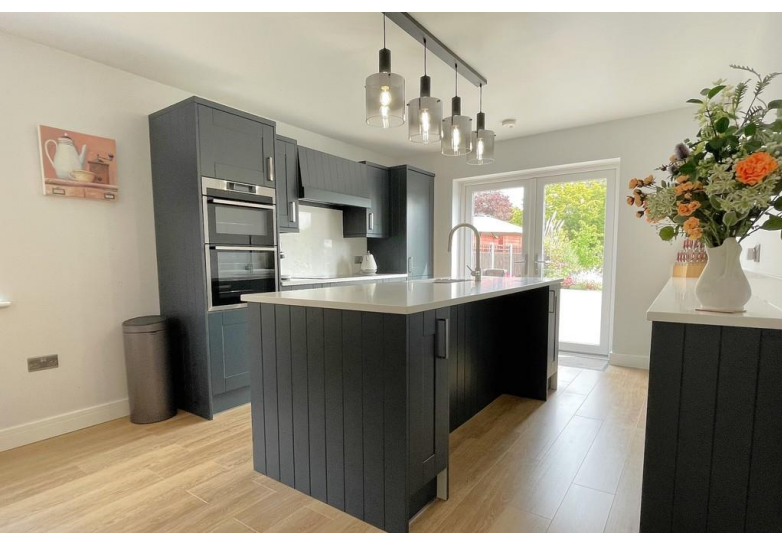
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DAVID MARTIN
GROUP

Green Lane
Tiptree, CO5 0DA

Guide Price £550,000 - £575,000

EPC Rating 'C'

- Three Bedroom Detached Bungalow
- Central Village Location
- 180ft. Rear Garden
- Ensuite & Family Bathroom





Property Description

David Martin Estate Agents are pleased to present this immaculately presented and spacious three-bedroom detached bungalow, ideally situated in the heart of the popular village of Tiptree-just a short walk from shops, schools, and local amenities. The property boasts a large and welcoming entrance hall, a bright and airy lounge with double doors opening onto the rear garden, and a generous kitchen/diner featuring a central island and further double doors to the garden, along with a separate utility room. There are three double bedrooms, including a principal bedroom with en-suite shower room, complemented by a stylish family bathroom. Externally, the bungalow offers a block-paved driveway providing off-road parking for several vehicles, and an impressive, unoverlooked rear garden approaching 180ft, beautifully maintained and complete with a summer house.





STORM PORCH

Storm porch with solid oak frame.

ENTRANCE HALL

Enter the property via a composite entrance door to front aspect with windows to both sides, window to side, built in seat with storage beneath, laminate floor, radiator, built in storage cupboard.

HALLWAY

Laminate flooring, loft access, storage cupboard with radiator, radiator.



LOUNGE

18' 03" x 13' 03" (5.56m x 4.04m) Double doors and window to rear garden, laminate flooring, vertical radiator, built in storage and shelving.

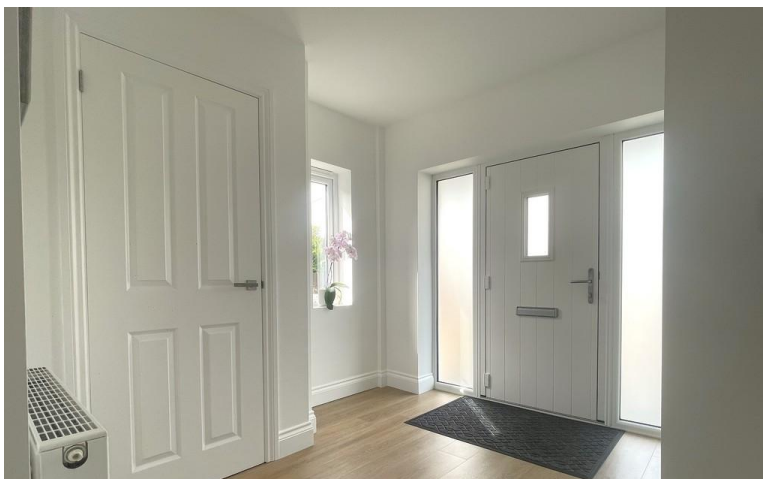
KITCHEN/DINER

19' 09" x 11' 06" (6.02m x 3.51m) Comprehensively fitted with stylish wall and base units with Quartz work top over, two eye level ovens, five ring induction hob with extractor over, integrated fridge/freezer and dishwasher, large central island with inset sink with drainer and mixer tap, cupboards beneath and breakfast bar, laminate flooring, radiator, space for family dining table, window to side and double doors to rear garden.



UTILITY ROOM

10' 06" x 6' 04" (3.2m x 1.93m) Fitted with a range of wall and base units with Quartz work top over incorporating an inset sink with drainer and mixer tap, cupboard housing gas fired boiler, space and plumbing for washing machine and tumble dryer, laminate flooring, vertical electric radiator, window and door to side.





BEDROOM ONE

13' 05" x 10' 11" (4.09m x 3.33m) Window to front, radiator.

ENSUITE

Window to side, laminate flooring, shower cubical with rainfall shower head and separate shower attachment, low level W.C, hand wash basin inset to vanity unit, part tiled walls, heated towel rail.

BEDROOM TWO

13' 11" x 13' 08" (4.24m x 4.17m) Window to front, radiator, built in wardrobes.

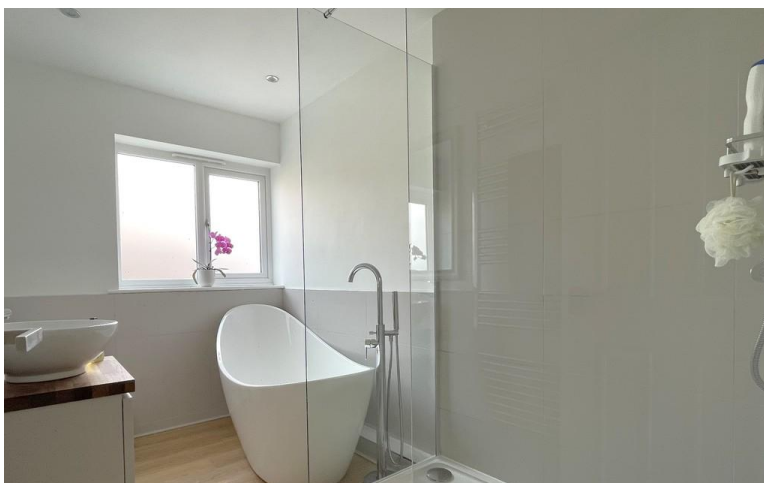


BEDROOM THREE

10' 11" x 8' 11" (3.33m x 2.72m) Window to side, radiator, built in wardrobe.

FAMILY BATHROOM

10' 04" x 5' 11" (3.15m x 1.8m) Roll top slipper bath with freestanding taps and shower attachment, walk in shower with rainfall shower head and separate shower attachment, Low level W.C, hand wash basin inset to vanity unit, heated towel rail, laminate flooring, part tiled walls, spotlights, window to side.





OUTSIDE

FRONT

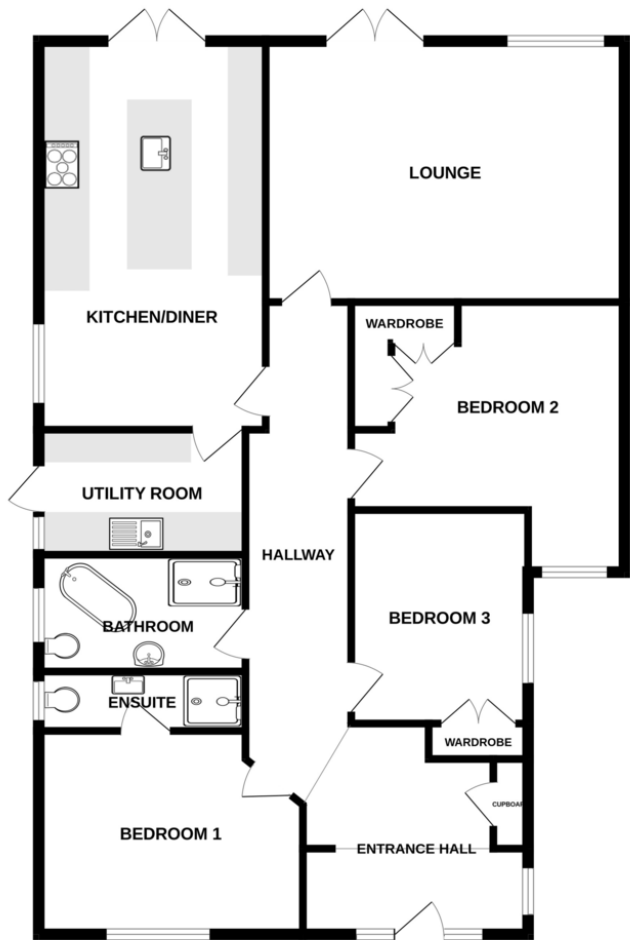
Block paved driveway providing off road parking for several vehicles, power point, side access to rear garden.

REAR GARDEN

A well maintained and unoverlooked enclosed rear garden approaching 180ft., with a large patio seating area to the rear of the property, rest mainly laid to lawn with shrub and flower borders and trees, outside lights and power point, summer house measuring 15ft. x 12ft. with power connected and two additional sheds to the rear of the garden to remain.



1261 sq.ft. (117.1 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq. ft. (117.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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