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DAVID MARTIN
GROUP

Queensway

Tiptree, Colchester, CO5 0LP

Guide Price £350,000-£360,000

EPC Rating 'TBC'

- THREE BEDROOMS
- EXTENDED
- CUL-DE-SAC LOCATION
- CORNER PLOT





Property Description

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We are pleased to offer for sale this well presented and extended three-bedroom semi-detached. Located at the end of a peaceful cul-de-sac, it occupies a desirable corner plot and benefits from both a driveway and a garage.

Downstairs, the rear extension has transformed the kitchen and dining area into a spacious, open-plan heart of the home, complete with integrated appliances, space for a dining table and chairs, and patio doors leading to the garden. You also have a spacious lounge at the front of the property. Upstairs, you'll find three well-proportioned bedrooms and a stylish bathroom.

Externally you have a well maintained and private rear garden.





ENTRANCE HALL

Enter via newly installed UPVC door into storm porch, door leading into;

LIVING ROOM

15' 5" x 12' 9" (4.7m x 3.89m) Window to front aspect, feature fireplace with gas inset fire. double doors leading into kitchen/dining area.

KITCHEN/DINER

16' 4" x 15' 0" (4.98m x 4.57m) At the rear of the house you have an open plan kitchen/diner, which comprises of a range of wall and base units, with integrated oven, hob, extractor fan, fridge freezer, sink and drainer. under stair storage cupboard. There is sliding doors leading out to the garden from the dining area and single door leading out to the side of the property from the kitchen.



LANDING

Loft access, which houses the recently installed gas boiler.

BEDROOM ONE

13' 5" x 9' 10" (4.09m x 3m) Window to rear, built in wardrobes.



BEDROOM TWO

10' 8" x 7' 2" (3.25m x 2.18m) Window to front, built in wardrobes.

BEDROOM THREE

8' 2" x 8' 00" (2.49m x 2.44m) Window to front, over stair storage cupboard.

BATHROOM

Fully tiled bathroom comprising of a WC, wash hand basin, bath with over-head shower and screen, heated towel rail and bidet. Obscure window to side aspect.



OUTSIDE

REAR GARDEN

Spacious and private rear garden which benefits from a large patio area, the rest is laid to lawn. There is also a shed with power connected which we understand will remain.

FRONT

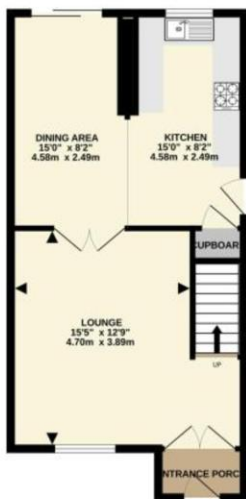
Paved driveway at the front with access to the garage and side access to the rear garden.



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GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



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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