



dm^g
DAVID MARTIN
GROUP

Carolina Way
Tiptree, CO5 0DW

£365,000
EPC Rating 'C'

- Three Bedroom Semi Detached House
- Spacious Lounge & Separate Dining Room
- Modern Kitchen & Bathroom
- Garage & Off Road Parking





Property Description

David Martin Estate Agents are delighted to present this spacious and beautifully maintained three-bedroom semi-detached home, perfectly located in a quiet cul-de-sac in the sought-after village of Tiptree. The property is within easy reach of an excellent range of shops, schools and local amenities. The accommodation comprises an inviting entrance hall leading to a modern and well-fitted kitchen, a spacious lounge with double doors opening onto the rear garden, and a dining room that also provides further access to the garden. Upstairs offers three well-proportioned bedrooms and a stylish family bathroom featuring both a bath and a separate shower. Externally, the property benefits from a block-paved driveway providing off-road parking, an integral garage, and a private enclosed rear garden. An early viewing is highly recommended.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, large under stairs storage cupboard, laminate flooring.

KITCHEN

12' 05" x 7' 11" (3.78m x 2.41m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, five ring gas hob with extractor over, oven, space and plumbing for fridge, freezer, washing machine and dishwasher, wall mounted gas fired combi boiler, laminate flooring, spotlights, windows to front and side.



LOUNGE

18' 06" x 15' 08" Maximum measurement (5.64m x 4.78m) Feature fireplace with inset electric fire, double doors to rear garden, two radiators, laminate flooring, double doors to:

DINING ROOM

15' 04" x 9' 02" (4.67m x 2.79m) Picture window to rear, sliding doors to rear garden, laminate flooring, two radiators.

LANDING

Built in cupboard, loft access.



BEDROOM ONE

15' 01" x 9' 05" (4.6m x 2.87m) Window to front, radiator, built in cupboard.

BEDROOM TWO

12' 05" x 7' 11" (3.78m x 2.41m) Window to rear, radiator.

BEDROOM THREE

8' 05" x 7' 00" (2.57m x 2.13m) Window to rear, radiator, built in cupboards to one wall.

FAMILY BATHROOM

Window to side, shower cubical with rainfall shower head and separate shower attachment, panel enclosed bath, low level W.C, hand wash basin, heated towel rail, fully tiled, spotlights.





OUTSIDE

FRONT

Block paved driveway providing off road parking, side access to rear garden.

GARAGE

17' 11" x 8' 00" (5.46m x 2.44m) Up and over door, power and light connected.

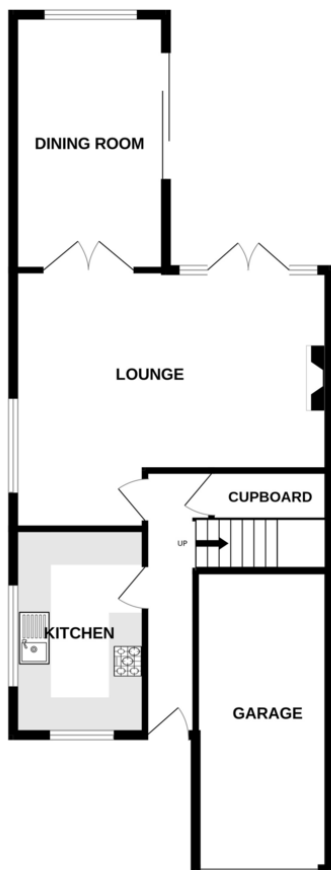
REAR GARDEN

Enclosed rear garden with patio area to the rear of the property, decked seating area, rest mainly laid to lawn with shrub and flower borders, shed to remain.

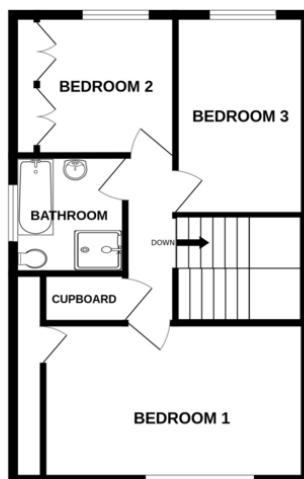




GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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.
Made with Metreplex 12/2015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

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