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DAVID MARTIN
GROUP

Kingsway
Tiptree, CO5 0LS

Guide Price £350,000 - £375,000
EPC Rating 'D'

- Three Bedroom Bungalow
- Spacious Kitchen/Diner
- Garage and Driveway
- CHAIN FREE





Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented and well-maintained three-bedroom bungalow, situated in a quiet cul-de-sac in the popular village of Tiptree. The village offers an excellent range of shops, schools, and local amenities. The property has been extended and features a welcoming entrance hall, a comfortable lounge with a bay window and fireplace, and a spacious kitchen/diner with views of, and access to, the rear garden. There are three bedrooms and a modern shower room. Externally, the property benefits from a driveway providing off-road parking, a garage, and a good-sized rear garden. The property is being sold with no onward chain.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, loft access.

LOUNGE

15' 11" x 10' 01" (4.85m x 3.07m) Box bay window to front, radiator, feature fireplace with inset gas fire.

KITCHEN/DINER

18' 05" x 12' 00" (5.61m x 3.66m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space for freestanding cooker with extractor over, fridge/freezer, washing machine and dishwasher, two radiators, airing cupboard, spotlights, windows to front and rear, sliding doors to rear garden.

BEDROOM ONE

13' 04" x 10' 02" (4.06m x 3.1m) Window to rear, radiator, fitted wardrobes and drawers.

BEDROOM TWO

9' 10" x 6' 10" (3m x 2.08m) Window to side, radiator.

BEDROOM THREE

11' 10" x 6' 09" (3.61m x 2.06m) Windows to front and rear, radiator.



SHOWER ROOM

Window to side, corner shower cubical, low level W.C, hand wash basin, fully tiled, spotlights, heated towel rail, radiator, extractor fan.





OUTSIDE

FRONT

Block paved driveway providing off road parking leading to:

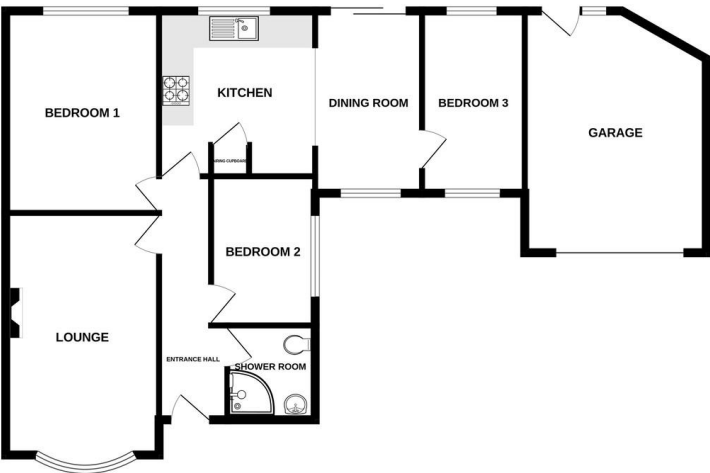
GARAGE

16' 07" x 11' 11" (5.05m x 3.63m) Up and over door, power and light connected, door to rear garden.

REAR GARDEN

Enclosed rear garden with large patio area to the rear of the property, rest mainly laid to lawn with shrub borders, shed and green houses to remain, outside tap and light.

921 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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 guidance 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 hgtiprtr 12/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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