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DAVID MARTIN
GROUP

Bokhara Close
Tiptree, CO5 0FN

£475,000
EPC Rating 'C'

- Five Bedroom Family Home
- CENTRAL VILLAGE LOCATION
- Garage & Car Port
- Three Reception Rooms





Property Description

David Martin Estate Agents are delighted to offer for sale this well presented five-bedroom link-detached family home centrally situated on a quiet mew in the popular village of Tiptree within walking distance to shops, schools and local amenities. The property offers spacious and versatile accommodation consisting of a welcoming entrance hall, lounge, kitchen/diner with doors to the rear garden, separate dining room, study and ground floor cloakroom. On the first floor there are three bedrooms with ensuite and dressing room to the principal bedroom and family bathroom. On the second floor there are two further bedrooms and a shower room. Externally the property benefits from a garage, carport and a good sized enclosed rear garden. We highly recommend a viewing of this property to really appreciate all it has to offer.



ENTRANCE HALL

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

KITCHEN/DINER

25' 11" x 15' 09" Maximum Measurements (7.9m x 4.8m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, four ring gas hob with extractor over, double eye level oven, integrated dishwasher and fridge/freezer, space for washing machine, breakfast bar with storage beneath, tiled floor, two radiators, spotlights, windows and double doors to rear garden.



LOUNGE

16' 11" x 11' 04" (5.16m x 3.45m) Double doors to rear garden, feature fireplace, radiator.

DINING ROOM/FAMILY ROOM

11' 04" x 9' 10" (3.45m x 3m) Bay window to front, radiator.

STUDY

8' 06" x 6' 05" (2.59m x 1.96m) Window to front radiator.



CLOAKROOM

Wash hand basin, low level W.C, spotlights, extractor fan.

LANDING

Window to rear, airing cupboard, radiator.

BEDROOM ONE

11' 09" x 11' 09" (3.58m x 3.58m) Window to front, radiator, door to:

DRESSING ROOM

9' 11" x 7' 06" (3.02m x 2.29m) Window to front, fitted wardrobes, radiator, loft access.



ENSUITE

Window to front, low level W.C, hand wash basin, shower cubical, radiator, tiled floor, part tiled walls, spotlights.



BEDROOM THREE

10' 04" x 8' 10" (3.15m x 2.69m) Window to front, radiator.

BEDROOM FIVE

10' 08" x 8' (3.25m x 2.44m) Window to rear, radiator.

FAMILY BATHROOM

Window to rear, panel enclosed bath, low level W.C, wash hand basin, shower cubical, tiled floor, part tiled walls, radiator, spotlights.

LANDING

Velux window, radiator.



BEDROOM FOUR

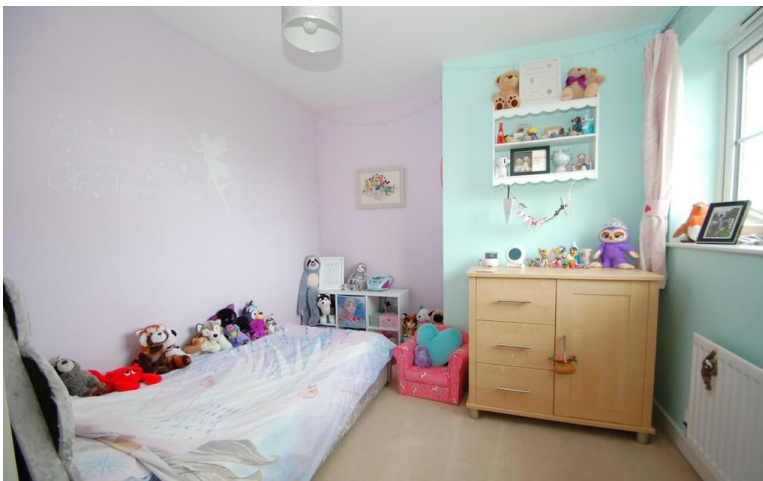
10' 08" x 8' 04" (3.25m x 2.54m) Window to front, radiator.

BEDROOM TWO

10' 08" x 8' 05" (3.25m x 2.57m) Window to rear, radiator.

SHOWER ROOM

Velux window, wash hand basin, low level W.C, shower cubical, fully tiled, spotlights, radiator.





OUTSIDE

CARPORT

GARAGE

Single garage with up and over door, power and light connected, door to side.

REAR GARDEN

Good sized enclosed garden with Patio area, deked seating area, rest mainly laid to lawn with shrub borders.

AGENT NOTES

The details above do not form any offer or contract; we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 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 and 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