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DAVID MARTIN
GROUP

Wilkin Drive
Tiptree, CO5 0RS

Guide Price £375,000 - £400,000
EPC Rating 'C'

- Four Bedroom Semi Detached House
- Garage & Driveway
- Conservatory
- Immaculately Presented Throughout



Wilkin Drive, Tiptree, CO5 0RS



Property Description

David Martin Estate Agents are delighted to offer for sale this immaculately presented four-bedroom family home situated in a quiet mews in the popular village of Tiptree conveniently located close to various schools, as well as a variety of nearby shops and amenities. The property consists of a welcoming entrance hall, lounge with double doors leading into a kitchen/breakfast room opening into a conservatory with access into the rear garden making this a great entertaining space. On the first floor there are three good sized bedrooms and a family bathroom. On the second floor there is a spacious double bedroom benefiting from an en-suite shower room. Externally the property benefits from a garage with parking in front and a low maintenance enclosed rear garden. The property has been improved throughout by the current owners and we highly recommend a viewing to appreciate the finish and space it offers.





ENTRANCE HALL

Enter the property via a part glazed composite entrance door to front aspect, window to side, radiator, doors to:

LOUNGE

14' 00" x 11' 11" (4.27m x 3.63m) Window to front, radiator, under stairs storage cupboard, double doors to:

KITCHEN/BREAKFAST ROOM

15' 02" x 8' 07" (4.62m x 2.62m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, double oven, four ring gas hob with extractor over, space and plumbing for two under counter appliances, space for fridge/freezer, cupboard housing gas fired combi boiler, breakfast bar, tiled floor, radiator, window to rear, door to side, opening to:

CONSERVATORY

11' 00" x 10' 04" (3.35m x 3.15m) Windows to rear and side, tiled floor, radiator, ceiling fan, underfloor heating, double doors to rear garden.

CLOAKROOM

Window to front, radiator, low level W.C, hand wash basin.





LANDING

Radiator, stairs rising to second floor.

BEDROOM TWO

12' 08" x 8' 08" (3.86m x 2.64m) Window to rear, radiator.

BEDROOM THREE

10' 03" x 8' 05" (3.12m x 2.57m) Window to front, radiator.

BEDROOM FOUR

7' 10" x 6' 02" (2.39m x 1.88m) Window to rear, radiator.



FAMILY BATHROOM

Window to front, bath with rainfall shower over and separate shower attachment, low level WC, hand wash basin, heated towel rail, part tiled walls, extractor fan.

LANDING

Velux window to front, access to eave and loft spaces, built in cupboard.

BEDROOM ONE

12' 03" Maximum measurement" x 14' 07" (3.73m x 4.44m) Velux windows to front and rear, fitted wardrobes, radiator, spotlights, eaves storage.



ENSUITE

Velux window to front, large shower cubicle with rainfall shower head and separate shower attachment, low level W.C, sink in vanity unit, heated towel rail, spotlights, extractor fan.





OUTSIDE

FRONT

Single garage with up and over door and power and light connected, parking in front of garage, side access to rear garden.

REAR GARDEN

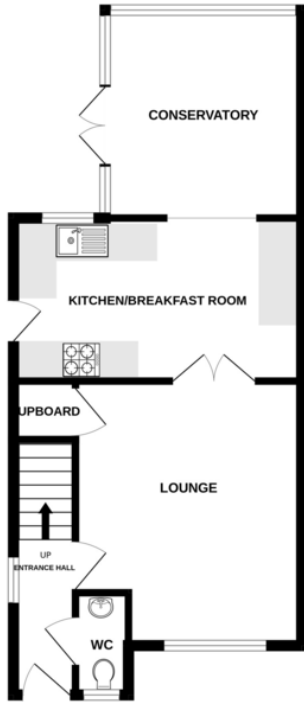
Enclosed rear garden with patio area to rear of property, artificial grass, timber shed (to remain), decked seating area, outside tap.

AGENT NOTE

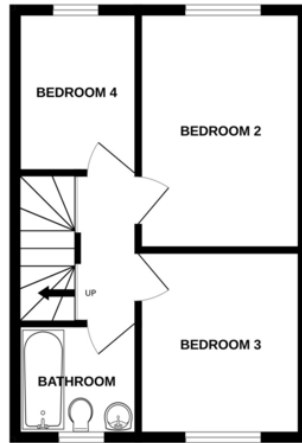
The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions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



GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.5 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 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 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