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DAVID MARTIN
GROUP

Southgate Crescent
Tiptree, CO5 0QW

Guide Price £325,000 - £350,000
EPC Rating 'D'

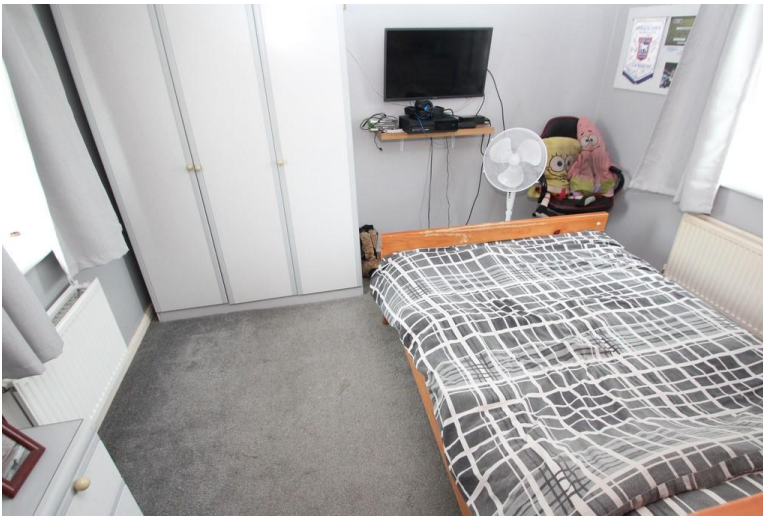
- Four Bedrooms
- Link-Detached
- Carport & Garage
- Utility Room





Property Description

David Martin is delighted to present this four-bedroom link-detached family home, perfectly positioned in the sought-after village of Tiptree. Offering a prime location close to local amenities and a selection of shops and schools, this home is ideal for growing families. The accommodation includes a lounge with doors into the rear garden, a separate dining room, a kitchen, a convenient utility room, and a ground-floor cloakroom. Upstairs, the property benefits from four bedrooms, an en-suite to bedroom one and a family bathroom. Externally, this home features an enclosed rear garden, a carport providing off-road parking, and a detached garage for additional storage or vehicle space.



ENTRANCE HALL

Entrance via a part glazed door, radiator and stairs to first floor.

LOUNGE

15' 10" x 10' (4.83m x 3.05m) Window to front, French doors to garden, radiator and wood effect flooring.

DINING ROOM

9' 10" x 8' 5" (3m x 2.57m) Window to front, radiator and wood effect floor.

KITCHEN

12' 10" x 7' (3.91m x 2.13m) Window to rear, a range of wall and base units incorporating a sink and drainer with mixer tap, breakfast bar, tiled splash back, integrated electric oven and four ring gas hob, space for dishwasher and fridge/freezer open to:

UTILITY ROOM

Window and door to rear garden, a range of wall and base units incorporating a sink with drainer, plumbing and space for washing machine.

CLOAKROOM

Low level W.C, hand wash basin, radiator and extractor fan.

LANDING

Window to rear and loft access.

BEDROOM ONE

13' x 8' 8" (3.96m x 2.64m) Window to front, and radiator.

ENSUITE

Low level W.C, hand wash basin, shower cubicle, radiator and extractor fan.

BEDROOM TWO

11' 3" x 9' 6" (3.43m x 2.9m) Window to front and rear and radiator.

BEDROOM THREE

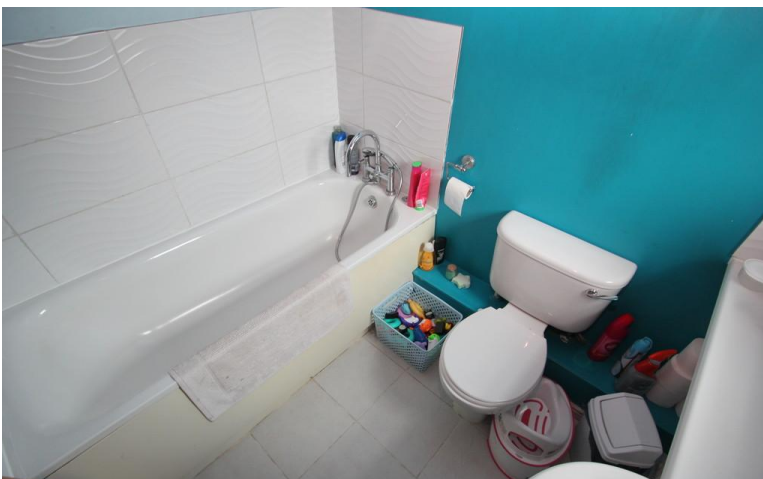
10' x 6' (3.05m x 1.83m) Window to front, airing cupboard and radiator

BEDROOM FOUR

7' x 6' 5" (2.13m x 1.96m) Window to rear and radiator.

FAMILY BATHROOM

Window to rear, panel enclosed bath, low level W.C, hand wash basin inset to vanity unit, splash tiling, tiled floor and radiator.





OUTSIDE

FRONT

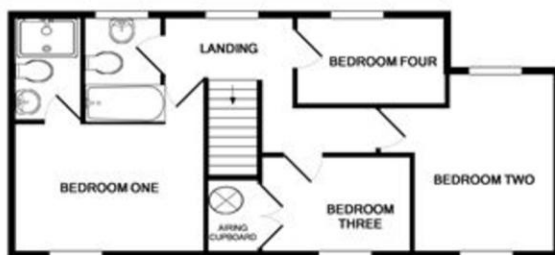
Driveway leading to carport with access through to a detached garage and gate to rear garden.

REAR GARDEN

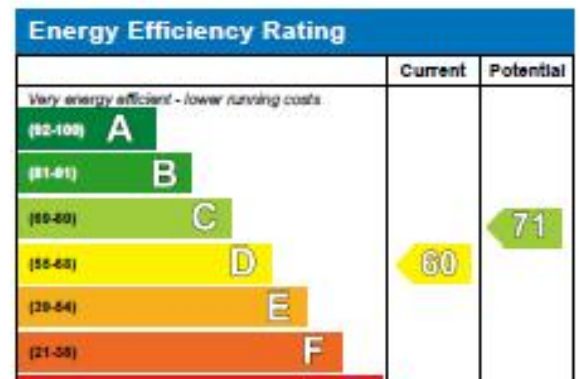
Rear garden approx. 30ft. x 20ft. , decked seating area, lawn and shrub borders.



GROUND FLOOR



1ST FLOOR



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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