



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Oak Road**  
Tiptree, CO5 0NE

**Guide Price £550,000 - £575,000**  
EPC Rating 'D'

- Four Bedroom Detached Family Home
- Well Presented Throughout
- Spacious Conservatory
- Double Garage and Ample Parking







## Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented and spacious four-bedroom detached family home in the sought-after village of Tiptree. The property, set on a generous size plot, has been thoughtfully improved by the current owners and offers a welcoming entrance hall, a lounge with doors opening onto the rear garden, a separate dining room with a bay window, a modern fitted kitchen, utility room, conservatory, study, and ground floor cloakroom. Upstairs, there is a generous landing leading to four well-proportioned bedrooms, with an ensuite to the principal bedroom and a family bathroom. Externally, the property features a driveway providing off-road parking for multiple vehicles, a detached double garage, and a generous low-maintenance rear garden, making this an ideal family home in a popular and convenient location.





#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, under stairs storage cupboard, radiator, tiled floor, stairs rising to first floor landing.

#### LOUNGE

17' 10" x 11' 08" (5.44m x 3.56m) Sliding doors to rear garden, two radiators.

#### DINING ROOM

15' 00" x 11' 09" (4.57m x 3.58m) Bay window to front, radiator.

#### STUDY

7' 08" x 6' 09" (2.34m x 2.06m) Window to front, radiator.

#### KITCHEN

10' 07" x 9' 01" (3.23m x 2.77m) Comprehensively fitted with a modern shaker style range of wall and base units incorporating a sink with drainer and mixer tap, four ring gas hob with extractor over, oven, integrated dishwasher, space for American fridge/freezer, radiator, tiled floor, window to rear, open to:

#### UTILITY ROOM

6' 00" x 5' 09" (1.83m x 1.75m) Fitted with full length cupboards housing gas fired boiler, space and plumbing for washing machines and tumble dryer, tiled floor, spotlights, door to:

#### CONSERVATORY

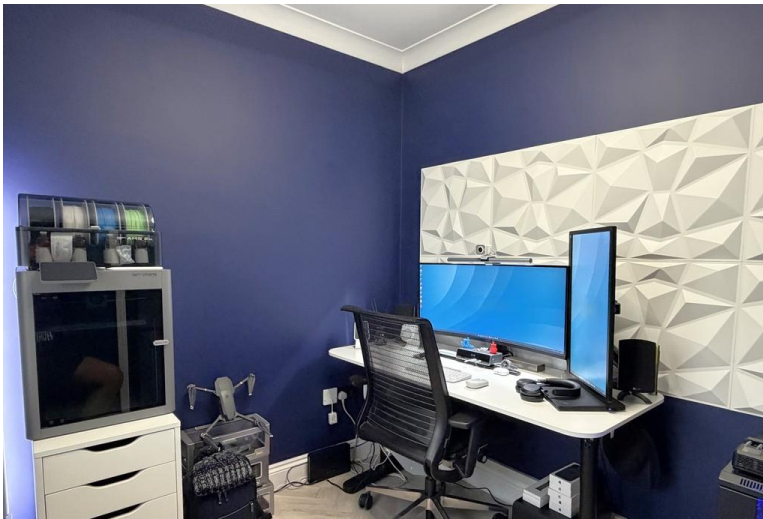
14' 08" x 10' 03" (4.47m x 3.12m) Windows to rear and side, vaulted ceiling, exposed brick work, double doors to rear garden, door to garage.

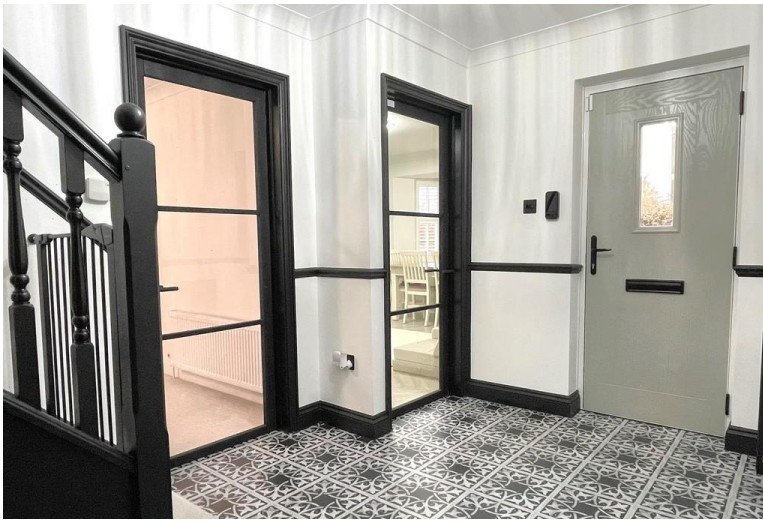
#### STUDY

7' 08" x 6' 09" (2.34m x 2.06m) Window to front, radiator.

#### CLOAKROOM

Window to side, low level W.C, hand wash basin, radiator, tiled floor.





#### LANDING

Window to front, airing cupboard, radiator, access to part boarded loft with ladder and light.

#### BEDROOM ONE

11' 10" x 11' 09" (3.61m x 3.58m) Window to rear, built in wardrobes, radiator.

#### ENSUITE

Window to rear, walk in shower with rainfall shower head, low level W.C, hand wash basin, heated towel rail, tiled floor, part tiled walls.

#### BEDROOM TWO

13' 05" x 9' 02" (4.09m x 2.79m) Window to rear, fitted wardrobes, radiator.

#### BEDROOM THREE

11' 08" x 9' 06" (3.56m x 2.9m) Window to front, radiator.

#### BEDROOM FOUR

9' 03" x 7' 05" (2.82m x 2.26m) Window to front, radiator.

#### FAMILY BATHROOM

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







## OUTSIDE

### FRONT

Front garden laid to lawn, block paved driveway providing off road parking for multiple vehicles, side access to rear garden.

### DOUBLE GARAGE

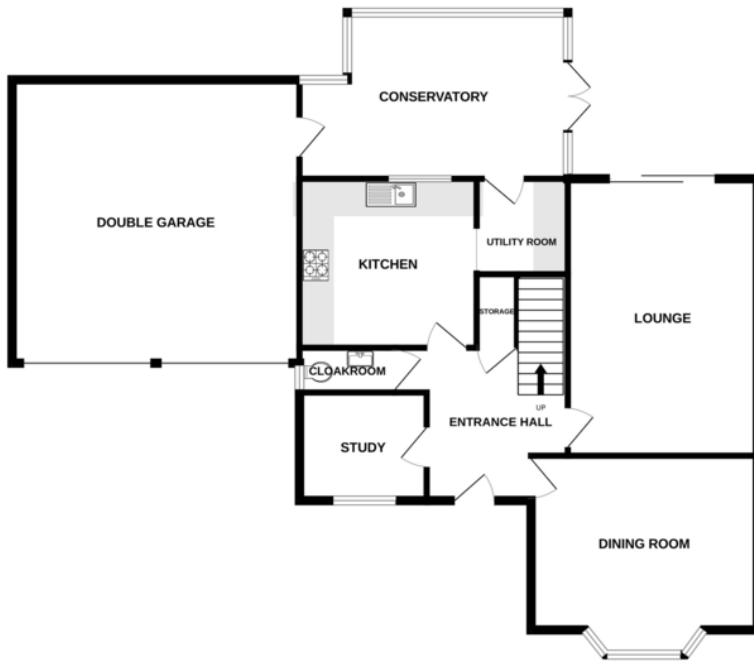
18' 00" x 17' 10" (5.49m x 5.44m) Two up and over doors, power and light connected, eaves storage, door to conservatory.

### REAR GARDEN

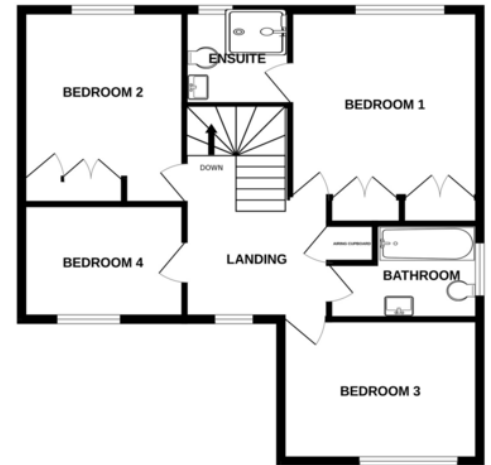
Enclosed South facing rear garden, large patio seating area to the rear of the property, low maintenance artificial lawn, outside tap.



GROUND FLOOR  
1199 sq.ft. (111.4 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1874 sq.ft. (174.1 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		
69-80	C		79 C
55-68	D	67 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