



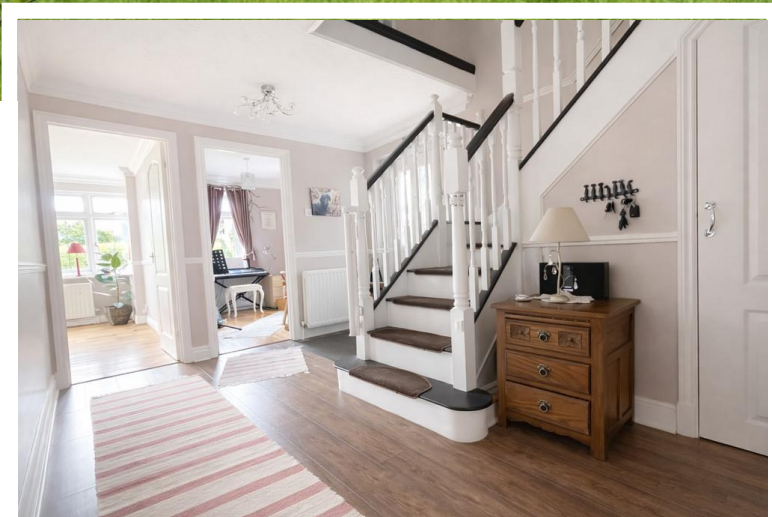
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DAVID MARTIN
GROUP

Maldon Road
Tiptree, CO5 0PN

Guide Price £800,000 – 825,000
EPC Rating 'C'

- Five Bedroom Detached House
- 140ft. Rear Garden
- Double Garage
- Two Ensuites & Family Bathroom

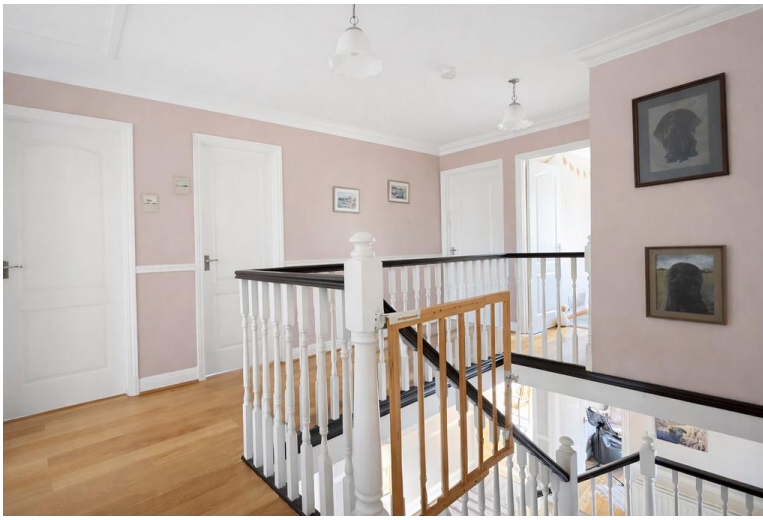




Property Description

An exceptional and well appointed five-bedroom detached residence, offering expansive and versatile accommodation in a highly desirable Maldon Road setting within the village of Tiptree; this impressive family home features a welcoming entrance hall, a substantial lounge with a log burner and double doors opening onto the rear garden, a kitchen/breakfast room, a formal dining room with bay window ideal for entertaining, a study suited to home working, and a ground floor cloakroom; the first floor presents five well-proportioned bedrooms, with bedroom one benefiting from a dressing area and en suite, a second bedroom with en suite, complemented by a family bathroom; externally, the property enjoys a superbly sized rear garden, alongside a driveway offering ample off-road parking and a double garage; perfectly positioned within easy reach of local schools, shops and everyday amenities.





ENTRANCE HALL

Enter the property via a part glazed entrance door with opening side light, laminate flooring, under stairs storage cupboard, radiators, wall mounted air conditioning and heating unit, stairs rising to first floor landing.

LOUNGE

19' 11" x 14' 09" (6.07m x 4.5m) Double doors and Bay window to rear garden, feature fireplace with inset log burner, two radiators, laminate flooring.

KITCHEN/BREAKFAST ROOM

18' 09" x 9' 03" (5.72m x 2.82m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, two eye level ovens, four ring electric hob with extractor over, space and plumbing for washing machine, fridge freezer and dishwasher, part tiled walls, radiator, laminate flooring, spotlights, two windows and door to side.

DINING ROOM

12' 08" x 9' 01" (3.86m x 2.77m) Bay window to front, laminate flooring, radiator.

STUDY

9' 01" x 6' 09" (2.77m x 2.06m) Windows to front and side, radiator, laminate flooring.



CLOAKROOM

Low Level W.C, hand wash basin, extractor fan.





LANDING

Gallery Landing, loft access, built in cupboard, laminate flooring.

BEDROOM ONE

19' 11" x 11' 06" (6.07m x 3.51m) Dual aspect windows to front and rear, two radiators, laminate flooring.

DRESSING AREA

Built in wardrobe and cupboards, laminate flooring, archway to bedroom and door to:



ENSUITE

Window to rear, panel enclosed bath, shower cubical, low level W.C, hand wash basin inset to vanity unit, laminate flooring, radiator, spotlights, extractor fan.

BEDROOM TWO

12' 08" x 11' 09" (3.86m x 3.58m) Bay window to front, built in wardrobe, laminate flooring, radiator, door to:

ENSUITE

Window to side, shower cubical, low level W.C, hand wash basin, laminate flooring, spotlights, radiator, extractor fan.



BEDROOM THREE

18' 04" x 10' 08" (5.59m x 3.25m) Window to rear, built in wardrobe, radiator, laminate flooring.

BEDROOM FOUR

14' 07" x 8' 10" (4.44m x 2.69m) Window to rear, built in wardrobe, radiator, laminate flooring.

BEDROOM FIVE

11' 04" x 6' 11" (3.45m x 2.11m) Windows to front and side. laminate flooring, radiator.

FAMILY BATHROOM

Window to side, panel enclosed bath with shower attachment, low level W.C, hand wash basin inset to vanity unit, laminate flooring, radiator, part tiled walls, spotlights, extractor fan.





OUTSIDE

Front garden laid to lawn enclosed by fence/hedge borders, block paved driveway providing off road parking, side access to rear garden.

DOUBLE GARAGE

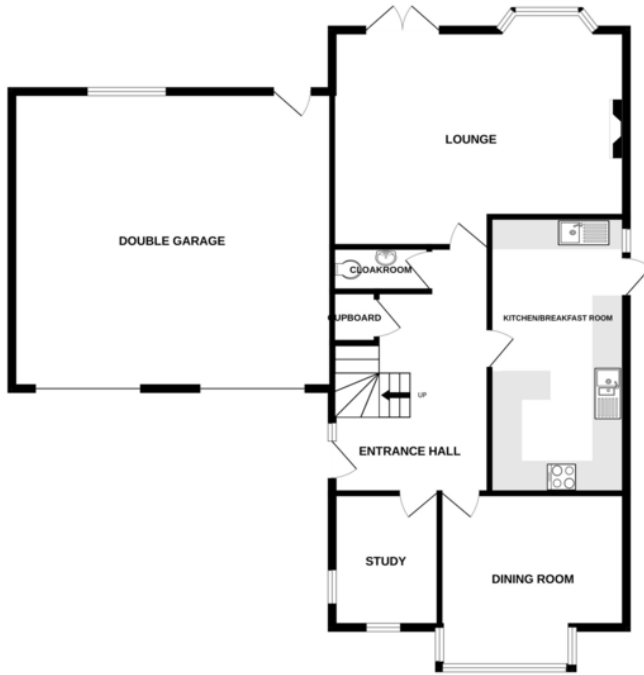
21' 08" x 20' 00" (6.6m x 6.1m) Two up and over doors, power and light connected, wall mounted gas fired boiler, window and door to rear garden.

REAR GARDEN

Enclosed rear garden measuring approximately 140ft x 55ft, featuring a patio area to the rear of the property with pergola over, ideal for outdoor dining and entertaining, the remainder mainly laid to lawn with well-stocked shrub and flower borders, outside power point and water tap, with a separate section to the rear divided by a hedge providing a versatile space ideal for a children's play area or allotment.



GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



1ST FLOOR
1266 sq.ft. (117.6 sq.m.) approx.



TOTAL FLOOR AREA : 2536 sq.ft. (235.6 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	72 C	76 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 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