



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

**Shelley Avenue**

Tiptree, CO5 0SF

**Guide Price £550,000 - 575,000**

EPC Rating 'C'

- Five Bedroom Family Home
- Double Garage & Ample Parking
- Chain Free
- Dressing Room & Ensuite Bathroom





## Property Description

David Martin Estate Agents are pleased to present this spacious and versatile five-bedroom family home, located in the sought-after village of Tiptree with its excellent range of shops, schools and amenities; the property offers flexible family accommodation including a welcoming entrance hall, a lounge with direct access to the rear garden, a well-appointed kitchen/dining room with adjoining utility area, and a ground floor cloakroom; on the first floor the principal bedroom benefits from a dressing room and ensuite bathroom, alongside two further bedrooms and a family bathroom; the second floor provides two additional bedrooms ideal for family, guests or home office use; externally there is a landscaped front garden and a gated driveway offering ample off-road parking leading to a detached double garage, while to the rear is a fully enclosed garden perfect for outdoor use; the property is being sold chain free and viewing is highly recommended.



#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, window to front aspect, turning stairs rising to first floor landing, radiator, storage cupboard, door to:

#### LOUNGE

18' 10" x 10' 8" (5.74m x 3.25m) Increasing to 14' Bright living room with windows to front aspect and fully glazed door and windows to rear garden, two radiators, stone feature fireplace.

#### KITCHEN/DINING ROOM

18' 10" x 9' 2" (5.74m x 2.79m) Increasing to 14'10 The kitchen is comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards beneath adjacent worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, double eye level electric oven, four ring electric hob with extractor over, plumbing for washing machine and dishwasher, splash tiling, tiled floor, space for dining table, windows to front and rear aspect and fully glazed door to rear, two radiators.



#### CLOAKROOM

White suite comprising of low flush WC, wall mounted wash hand basin, radiator, splash tiling.



#### LANDING

Stairs rising to second floor landing, window to rear aspect, radiator, door to:

#### BEDROOM ONE

11' 6" x 11' 4" (3.51m x 3.45m) Window to front aspect, radiator, storage cupboard, archway to:

#### DRESSING ROOM

7' 8" x 7' (2.34m x 2.13m) Window to front aspect, radiator, fitted wardrobe, door to:



#### ENSUITE BATHROOM

9' 9" x 6' (2.97m x 1.83m) White suite comprising of low flush WC, pedestal wash hand basin, shower cubical, panel bath, radiator, splash tiling, window to rear aspect.



#### BEDROOM TWO

12' 4" x 11' (3.76m x 3.35m) Currently being used as a second sitting room, two windows to front aspect, radiator, plus recess 7'10 x 6'6

#### BEDROOM FIVE

11' 6" x 7' (3.51m x 2.13m) Window to rear aspect radiator.

#### FAMILY BATHROOM

White suite comprising of low flush WC, wash hand basin inset to vanity unit, panel enclosed bath, window to rear aspect, splash tiling, radiator.



#### SECOND FLOOR LANDING

Storage cupboard, access to loft space, window to rear, door to:

#### BEDROOM THREE

12' x 10' 10" (3.66m x 3.3m) Window to front aspect and sky light window to rear, radiator, fitted wardrobe.

#### BEDROOM FOUR

12' 4" x 11' 6" (3.76m x 3.51m) Window to front aspect, sky light to rear, radiator.





## OUTSIDE

To the front of the property there is a landscaped garden enclosed by a manicured hedge with established shrubs, driveway to side leading to further gated driveway leading to the rear garden providing ample off road parking.

## DOUBLE GARAGE

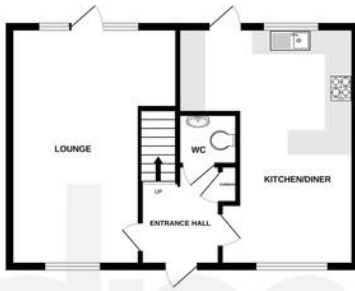
18' 10" x 18' 00" (5.74m x 5.49m) Detached double garage with electric up and over door, power and light connected.

## REAR GARDEN

A low-maintenance rear garden enclosed by panel fencing, featuring a paved patio area with a pergola overhead-ideal for outdoor dining or relaxing. To the rear, there is an additional decked seating area, providing a second space for entertaining. The garden is complemented by established shrubs, along with practical additions including an outside tap and exterior lighting.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

www.davidmartin.co.uk  
tiptree@dmgtiptree.co.uk  
01621 815815

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