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DAVID MARTIN
GROUP

62 Wilkin Drive

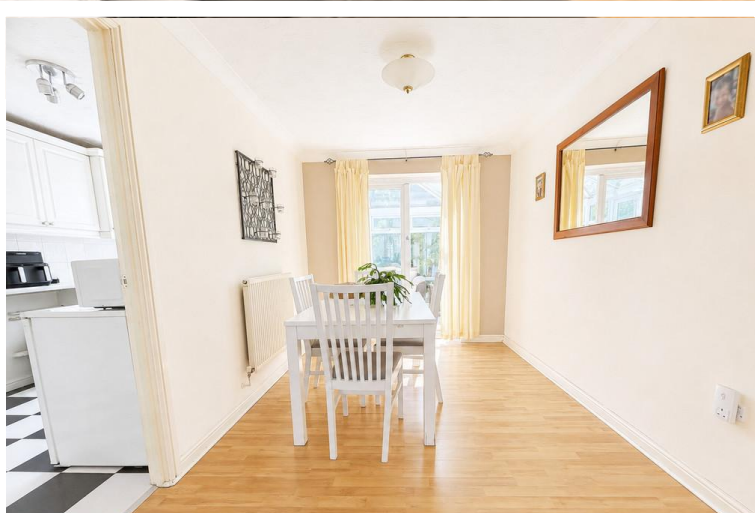
Tiptree, CO5 0QP

Guide Price £350,000 - £375,000

EPC Rating 'C'

- Four-Bedroom Family Home
- NO CHAIN
- Ensuite & Family Bathroom
- Garage & Off-Road Parking





Property Description

David Martin Estate Agents are pleased to offer for sale this deceptively spacious four-bedroom family home, ideally situated in the heart of the popular village of Tiptree. Conveniently located close to a wide range of local shops, schools and amenities, the property offers well-proportioned accommodation arranged over two floors. The ground floor comprises an entrance hall, spacious lounge opening into a dining room, with double doors leading to a conservatory, a kitchen and a convenient cloakroom. Upstairs, there are four bedrooms, with the principal bedroom benefiting from an en-suite, together with a family bathroom. Outside, the property features an integral garage with access to both the kitchen and rear garden, off-road parking and an enclosed rear garden. Offered for sale with no onward chain, this attractive family home provides excellent potential and is well worth viewing.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, laminate flooring, stairs rising to first floor landing.

LOUNGE

14' 07" x 12' 05" (4.44m x 3.78m) Window to front, two radiators, feature fireplace with inset electric fire, laminate flooring, archway to:

DINING ROOM

11' 02" x 8' 02" (3.4m x 2.49m) Radiator, laminate flooring, double doors to:



CONSERVATORY

9' 08" x 8' 06" (2.95m x 2.59m) Windows to rear and side, tiled floor, ceiling fan, double doors to garden.

KITCHEN

11' 02" x 7' 03" (3.4m x 2.21m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, oven, four ring gas hob with extractor over, space for washing machine and fridge/freezer, radiator, cupboard housing gas fired boiler, under stairs pantry cupboard, window to rear, door to integral garage.

CLOAKROOM

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





LANDING

Airing cupboard, radiator, loft access.

BEDROOM ONE

12' 01" x 9' 02" (3.68m x 2.79m) Window to rear, radiator, door to:

ENSUITE

Shower cubical, low-level W.C, hand wash basin inset to vanity unit, radiator, tiled floor.

BEDROOM TWO

13' 01" x 10' 05" (3.99m x 3.18m) Window to front, radiator, access to second loft space, fitted wardrobes to one wall with sliding doors.



BEDROOM THREE

15' 06" x 9' 02" (4.72m x 2.79m) Window to front, fitted wardrobes and shelves, radiator.

BEDROOM FOUR

8' 08" x 6' 10" (2.64m x 2.08m) Window to rear, radiator.

FAMILY BATHROOM

Window to rear, panel enclosed bath with shower attachment, low level W.C, hand wash basin inset to vanity unit, radiator, tiled floor.





OUTSIDE

Block paved driveway providing off road parking leading to:

GARAGE

16' 08" x 13' 01" (5.08m x 3.99m) Up and over door, power and light connected, space and plumbing for washing machine and tumble dryer, door to kitchen and rear garden.

REAR GARDEN

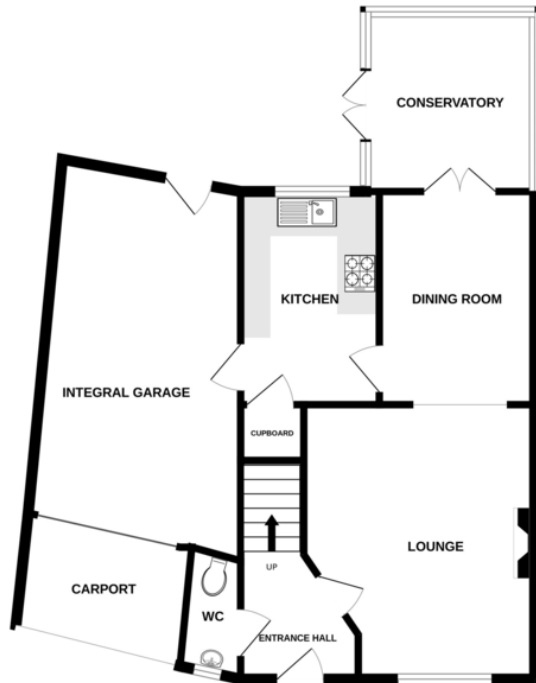
Southerly facing enclosed rear garden with patio area to the rear of the property, rest mainly laid to lawn with shrub borders, outside tap.

LOCATION

Tiptree is a popular Essex village offering a welcoming community, attractive countryside surroundings and a convenient location. The village provides a peaceful setting with a good range of local shops, schools, cafés and everyday amenities. Tiptree benefits from excellent transport links, with easy access to the A12 and convenient road connections to Colchester, Maldon and surrounding areas. Nearby railway stations provide regular services towards Colchester and London, making the village an appealing choice for commuters, families and those looking for a quieter village lifestyle.



GROUND FLOOR



1ST 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		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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