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DAVID MARTIN
GROUP

Maldon Road
Tiptree, CO5 0TS

Guide Price £450,000 - £475,000
EPC Rating 'C'

- Four Bedroom Family Home
- Spacious & Versatile
- Study & Garden Room
- Cloakroom & Utility Room





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and versatile four-bedroom family home, situated in the popular village of Tiptree with easy access to an excellent range of shops, schools, and local amenities. The ground floor features a welcoming entrance hall, a generous lounge with a cosy log burner flowing seamlessly into the dining room creating an open and inviting space for entertaining, a spacious kitchen, a practical utility room with garden access, cloakroom, study, and a versatile garden room. Upstairs, the property offers four well-proportioned bedrooms and a contemporary family shower room. The impressive principal bedroom boasts an open-plan en-suite with a luxurious roll-top bath. Externally, the home benefits from a large driveway providing off-road parking for multiple vehicles, a good-sized rear garden with a large patio area, and timber workshop/sheds.





ENTRANCE HALL

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

KITCHEN

13' 10" x 10' 10" (4.22m x 3.3m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, four ring electric hob with extractor over, eye level oven, space for dishwasher and fridge/freezer, spotlights, radiator, bay window to front and window to side.



UTILITY ROOM

10' 10" x 5' 11" (3.3m x 1.8m) Window and door to rear garden, built in storage cupboard, radiator, laminate flooring, spotlights, space and plumbing for washing machine and tumble dryer, built-in dog shower with raised tiled base and handheld sprayer perfect for washing pets, muddy boots, or outdoor gear.

DINING ROOM

17' 00" x 8' 07" (5.18m x 2.62m) Laminate flooring, radiator, cupboard housing hot water cylinder, open plan to:

LOUNGE

14' 04" x 13' 11" (4.37m x 4.24m) Window to front, radiator, laminate flooring, fireplace with inset log burner and oak mantle.



STUDY

7' 11" x 5' 01" (2.41m x 1.55m) Laminate flooring, Velux window, sliding door to:

GARDEN ROOM

9' 06" x 9' 00" (2.9m x 2.74m) Laminate flooring, double doors to rear garden.

LOBBY

Built in shelving, door to rear garden.

CLOAKROOM

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





LANDING

Loft access.

BEDROOM ONE

15' 01" x 11' 01" (4.6m x 3.38m) Window to front, radiator, laminate flooring, open to:

ENSUITE

Two windows to rear, roll top freestanding bath with shower attachment, low level W.C, hand wash basin, radiator, spotlights, extractor fan, laminate flooring.

BEDROOM TWO

13' 01" x 10' 03" (3.99m x 3.12m) Window to front, radiator.

BEDROOM THREE

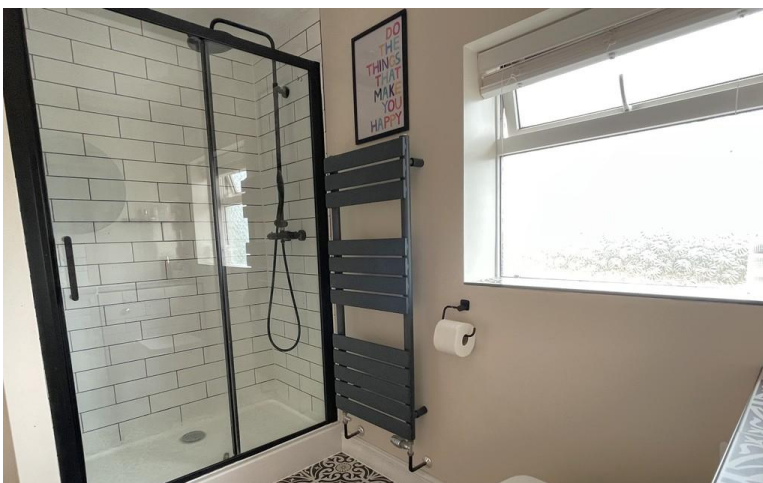
11' 01" x 10' 01" (3.38m x 3.07m) Window to rear, radiator.

BEDROOM FOUR

9' 08" x 7' 10" (2.95m x 2.39m) Window to front, radiator.

SHOWER ROOM

Window to rear, shower cubical with rainfall shower head and separate shower attachment, wash hand basin inset to vanity unit, low level W.C, heated towel rail, spotlights, extractor fan, tiled floor.





OUTSIDE

FRONT

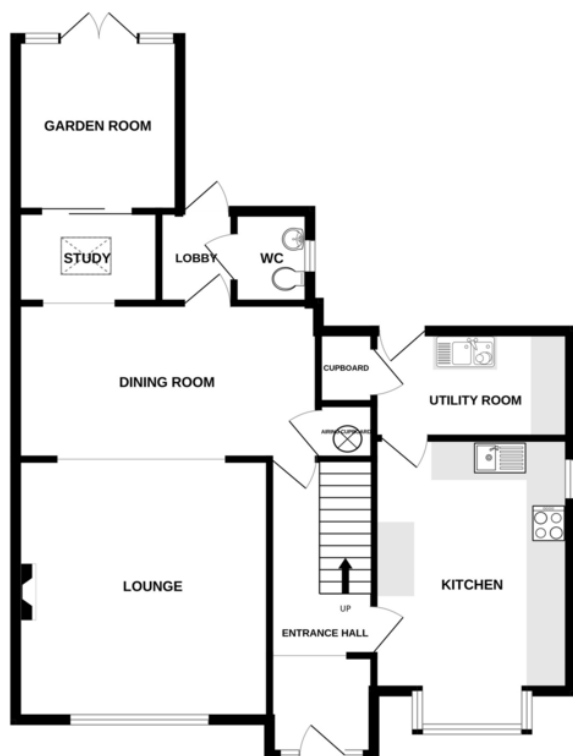
Large driveway to the front of the property providing off road parking for multiple vehicles, gated side access to rear garden.

REAR GARDEN

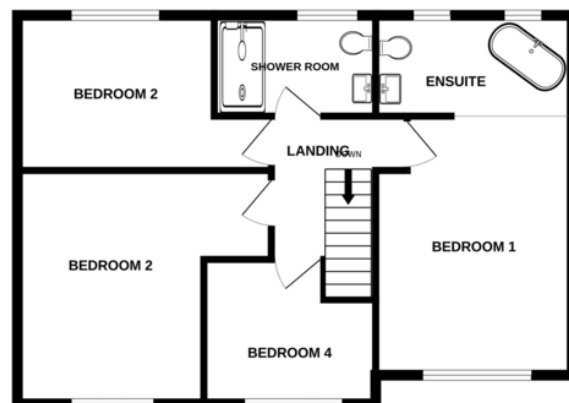
Good sized enclosed rear garden with large patio area, covered timber gazebo, rest mainly laid to lawn with shrub borders, large timber shed with covered log store connecting to a smaller timber shed, both with power and light connected.



GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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	73 C	79 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