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DAVID MARTIN  
GROUP

**Elwin Road**  
Tiptree, CO5 0HL

**Guide Price £450,000 - £475,000**  
EPC Rating 'D'

- Detached Two Bedroom Bungalow
- Chain Free
- Central Village Location
- Double Garage and Ample Parking





## Property Description

David Martin Estate Agents are delighted to offer for sale this detached two-bedroom bungalow with a detached double garage and ample off-road parking, centrally situated in the popular village of Tiptree, which offers an excellent range of shops, schools, and amenities; the property provides versatile accommodation comprising an entrance porch leading to an entrance hall, a spacious lounge/dining room with double doors opening into a conservatory enjoying views over and access to the rear garden, a generously sized kitchen/breakfast room, two bedrooms (one with fitted wardrobes), a four-piece bathroom suite, and a useful loft room offering additional flexible space; externally, the property occupies a well-proportioned plot with a driveway to the side leading to the detached double garage and a well-maintained enclosed rear garden; offered for sale with no onward chain, early viewing is highly recommended to fully appreciate the space and setting on offer.



#### ENTRANCE PORCH

Entrance to the property is made via a part glazed entrance door to front aspect to entrance porch, window to side aspect, part glazed door to entrance hall.

#### ENTRANCE HALL

Spacious entrance hall with stairs rising to loft room, radiator, airing cupboard with heated towel rail, door to:

#### LOUNGE/DINING ROOM

22' 2" x 16' (6.76m x 4.88m) reducing to 12' A spacious living room with window to side aspect and fully glazed double doors connecting to conservatory, two radiators.



#### KITCHEN/BREAKFAST ROOM

22' 6" x 9' 8" (6.86m x 2.95m) The kitchen is comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, double eye level oven, electric hob with extractor over, integrated dishwasher, washing machine and fridge/freezer, splash tiling, space for dining table, radiator, storage cupboard, windows to rear and side aspect, laminate flooring, door to;



#### LOBBY

Half glazed door to rear aspect, door to:

#### CONSERVATORY

13' 2" x 11' (4.01m x 3.35m) Windows to rear and side aspect, double doors to rear garden.

#### BEDROOM ONE

12' x 12' (3.66m x 3.66m) Window to front aspect, radiator,

#### BEDROOM TWO

11' 10" x 9' 3" (3.61m x 2.82m) Window to front aspect, radiator, fitted range of wardrobes to one wall.



#### BATHROOM

9' 4" x 6' 4" (2.84m x 1.93m) Stylish white suite with wash hand basin inset to vanity unit, panel enclosed bath, low flush WC, walk in shower, fully tiled walls, tiled floor, storage cupboard, window to side aspect, heated towel rail.

#### LOFT ROOM

17' x 10' (5.18m x 3.05m) Sloping Ceilings, radiator, eaves storage cupboard, window to side aspect.



#### OUTSIDE

To the front of the property there is an enclosed garden, driveway to the side of the property providing off road parking with electric remote timber gates.

#### REAR GARDEN

Good sized rear garden being well enclosed and secure with panel fencing, paved patio to the rear of the property, rest mainly laid to lawn with shrub and flower borders, block paved driveway leading to the detached double garage.

#### DOUBLE GARAGE

19' 06" x 19' 04" (5.94m x 5.89m) Detached double garage with electric remote door, power and light connected, window and door to side.

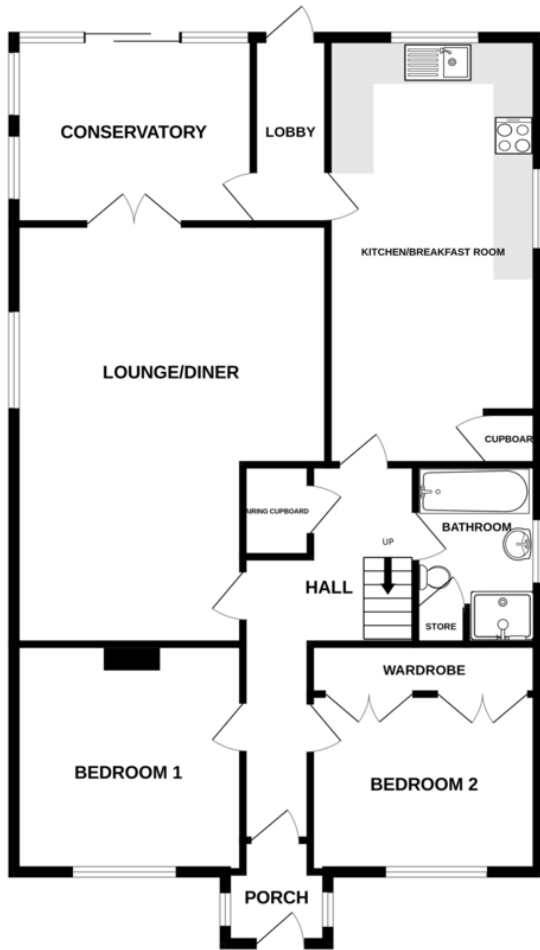
#### AGENTS NOTE

Viewing is highly recommended to appreciate the setting, space and finish from which the property benefits. The property is being offered chain free.





GROUND FLOOR  
1230 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 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