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DAVID MARTIN
GROUP

Church Road
Tiptree, CO5 0TG

£350,000
EPC Rating 'TBC'

- Extended Three Bedroom House
- Off Road Parking
- Spacious Kitchen/Diner
- Good-sized Rear Garden





Property Description

David Martin Estate Agents are delighted to offer for sale this extended three-bedroom semi-detached house, ideally situated in the centre of the popular village of Tiptree, conveniently located close to an excellent range of shops, schools and local amenities. The property comprises an entrance porch and welcoming hallway, a comfortable lounge with sliding doors leading into a solid-roof conservatory with access to the rear garden, a spacious kitchen/diner and a useful ground-floor cloakroom. On the first floor there are three bedrooms, a family bathroom and a separate cloakroom. Externally, the property benefits from off-road parking to the front and a good-sized enclosed rear garden, providing an excellent outdoor space for families and entertaining. An internal viewing is highly recommended to fully appreciate the accommodation and location this property has to offer.





ENTRANCE HALL

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

LOUNGE

16' 00" x 11' 11" (4.88m x 3.63m) Window to front, radiator, feature fireplace with inset electric fire, sliding doors to conservatory.

CONSERVATORY/GARDEN ROOM

13' 01" x 9' 00" (3.99m x 2.74m) Solid roof, windows and door to rear garden, tiled floor, door to kitchen.



KITCHEN/DINER

23' 01" x 8' 11" (7.04m x 2.72m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, double eye level oven, four ring electric hob with extractor over, wall mounted gas fired boiler, space for washing machine, peninsular with breakfast bar and storage beneath, under stairs storage cupboard, windows to side and rear, door to conservatory.

CLOAKROOM

Window to front, extractor fan, wash hand basin, low level W.C.

LANDING

Window to rear, loft access.

BEDROOM ONE

13' 03" x 8' 09" (4.04m x 2.67m) Two windows to side, radiator, built in wardrobes to one wall.

BEDROOM TWO

12' 00" x 8' 03" (3.66m x 2.51m) Window to front, radiator.

BEDROOM THREE

8' 11" x 7' 05" (2.72m x 2.26m) Window to rear, radiator, built in cupboard.



BATHROOM

9' 05" x 8' 11" (2.87m x 2.72m) Window to rear, panel enclosed bath with shower attachment, shower cubical, low level W.C, hand wash basin, spotlights, extractor fan, radiator.

CLOAKROOM

low level W.C, radiator.





OUTSIDE

Block paved & shingle driveway to the front of the property providing off road parking, side access to rear garden.

REAR GARDEN

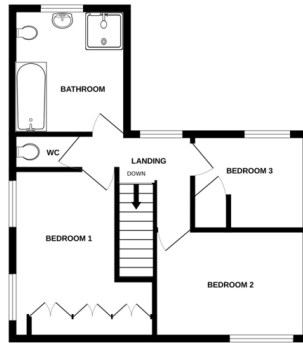
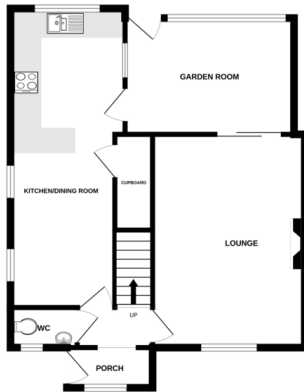
Southerly facing enclosed rear garden with patio area to the rear of the property, rest mainly laid to lawn, sheds and greenhouse to remain, outside tap.

LOCATION

Tiptree is a popular and well-established village offering a good range of local amenities, including shops, schools, cafés, restaurants and everyday conveniences. The village is well placed for access to surrounding towns and the Essex countryside, while excellent road links provide convenient access to Colchester and the A12. With its friendly community, range of facilities and attractive surrounding area, Tiptree is an appealing location for families, first-time buyers and those looking to enjoy village living.

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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