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DAVID MARTIN
GROUP

Wilkin Drive
Tiptree, CO5 0RS

Guide Price £350,000 - £360,000
EPC Rating 'C'

- Three Bedroom End Terraced House
- Garage & Driveway
- Ensuite Shower & Ground Floor Cloakroom
- Conservatory





Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented three-bedroom end-terrace house, situated in the popular village of Tiptree with its excellent range of shops, schools, and local amenities. The property offers well-proportioned family accommodation comprising a welcoming entrance hall, spacious lounge, conservatory with double doors opening onto the rear garden, kitchen/diner with double doors to the garden, and a ground-floor cloakroom. On the first floor, there is a principal bedroom with en-suite shower room, two further bedrooms, and a family bathroom. Externally, the property benefits from a garage, driveway parking, and an enclosed landscaped rear garden. Early viewing is highly recommended to fully appreciate the setting, space, and quality of accommodation this property has to offer.



ENTRANCE HALL

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

LOUNGE

15' 2" x 10' 6" (4.62m x 3.2m) Window to front aspect, radiator, storage cupboard, fully glazed double doors to:

CONSERVATORY

12' x 12' (3.66m x 3.66m) Windows to rear and side aspect and fully glazed doubles to garden, tiled floor.



KITCHEN/DINING ROOM

15' 3" x 8' 8" (4.65m x 2.64m) Stylishly fitted with a comprehensive range of units comprising a single drainer sink unit with mixer tap inset into the work surface, with drawers and cupboards beneath. Adjacent work surfaces provide appliance space, together with additional drawers and cupboards below. A matching range of eye-level wall-mounted units is complemented by an integrated gas hob, eye-level electric oven and microwave, dishwasher, and washing machine, all of which we understand from the vendor are to remain. There is also a storage cupboard housing the gas-fired boiler. Further features include laminate flooring, a window to the front aspect, and fully glazed double doors to the rear.



CLOAKROOM

Stylish white suite comprising of low flush WC, wall mounted wash hand basin inset to vanity unit, splash tiling, laminate flooring, heated towel rail.





LANDING

Window to rear aspect, access to loft space, radiator.

BEDROOM ONE

11' x 10' 10" (3.35m x 3.3m) Window to rear aspect, radiator, airing cupboard, door to:

ENSUITE SHOWER ROOM

White suite comprising of wall mounted wash hand basin, shower cubical, window to front aspect, splash tiling.

BEDROOM TWO

9' x 8' 7" (2.74m x 2.62m) Window to rear aspect, radiator.



BEDROOM THREE

10' 10" x 6' 5" (3.3m x 1.96m) Window to front aspect, radiator.

FAMILY BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m) Stylish white suite comprising of low flush WC, panel bath with shower over, wall mounted wash hand basin, splash tiling, radiator, window to front aspect.





OUTSIDE

Enclosed paved garden to the front of the property gated driveway to the side of the property leading to a detached garage to the rear of the property.

REAR GARDEN

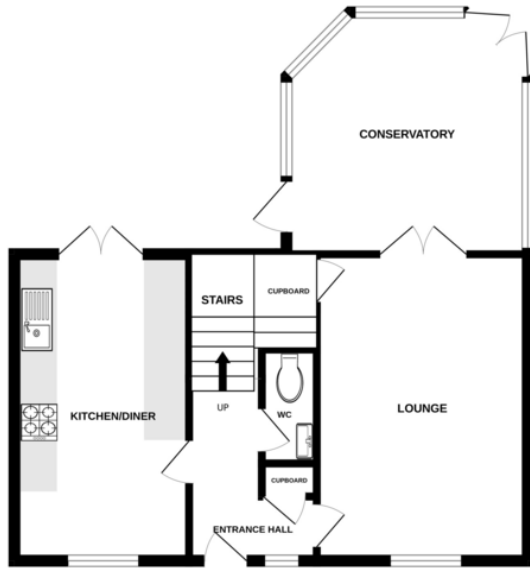
Being well enclosed by panel fencing, the rear garden features a paved patio adjoining the property, with the remainder being mainly laid to lawn. The garden is well established with flower beds and shrubs, and further benefits from an outside tap and external lighting. There is also a wooden storage shed, which we understand from the vendor is to remain.

AGENTS NOTE

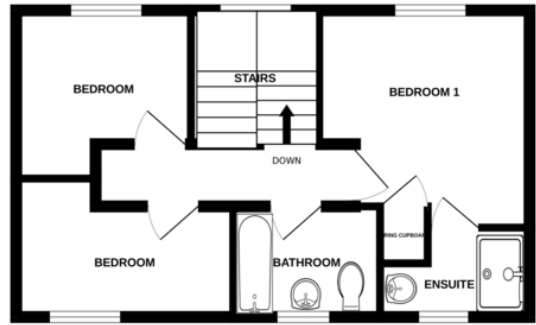
Viewing is highly recommended to appreciate the setting and finish that the property benefits from.



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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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