



dm^g
DAVID MARTIN
GROUP

Simpsons Lane

Tiptree, CO5 0PP

Guide Price £450,000 - £475,000

EPC Rating 'TBC'

- Three Bedroom Family Home
- Garage/Carports & Workshop
- Generous Plot
- Three Reception Rooms





Property Description

David Martin Estate Agents are delighted to offer this exceptional and versatile three-bedroom family home, situated on a generous plot on the outskirts of Tiptree. The property offers spacious and well-presented accommodation throughout, comprising an entrance porch, reception room with log burner and archway leading through to the lounge, spacious lounge with double doors opening into the dining room, kitchen, garden room with double doors leading onto the garden and a cloakroom. To the first floor are three double bedrooms and a shower room. Externally, the property continues to impress with a driveway, car port, garage, workshop with an additional outside WC to the rear, further covered car port to the side and a generous rear garden, providing excellent outdoor space and ample parking and storage. This unique and versatile home must be viewed to fully appreciate everything it has to offer.





ENTRANCE PORCH

Enter the property via glazed double doors to front aspect, windows to side and rear, door to rear garden, wall mounted electric heater, spotlights.

RECEPTION ROOM

17' 02" x 11' 06" (5.23m x 3.51m) Box bay window to front, window to side, two radiators, log burner, built in storage cupboard, stairs rising to first floor, archway to:

LOUNGE

21' 01" x 11' 05" (6.43m x 3.48m) Box bay window to front, radiator, double doors to:

DINING ROOM

15' 06" x 11' 04" (4.72m x 3.45m) Window to rear, two radiators, two Velux windows, spotlights, double doors to:

GARDEN ROOM

12' 03" x 6' 10" (3.73m x 2.08m) Windows to rear and side, door to side and double doors to rear garden, electric wall mounted heater, space and plumbing for washing machine and tumble dryer.

KITCHEN

11' 05" x 10' 00" (3.48m x 3.05m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space for freestanding cooker, dishwasher and fridge/freezer, tiled floor, spotlights.

CLOAKROOM

Low level W.C, hand wash basin, tiled floor.





LANDING

Radiator, loft access.

BEDROOM ONE

13' 08" x 11' 05" (4.17m x 3.48m) Window to front, fitted wardrobes and drawers, radiator.

BEDROOM TWO

13' 02" x 11' 06" (4.01m x 3.51m) Windows to rear and side, two radiators, fitted wardrobes and drawers.

BEDROOM THREE

14' 00" x 8' 00" (4.27m x 2.44m) Window to front, radiator, over stairs storage cupboard.



SHOWER ROOM

Window to rear, shower cubical, wash hand basin inset to vanity unit, low level W.C, radiator, heated towel rail, part tiled walls, spotlights.





OUTSIDE

A block-paved driveway provides ample off-road parking for multiple vehicles, alongside a covered carport and a low-maintenance front garden.

FUTHER PARKING/CARPORT

Further parking is available to the side of the property, along with a covered carport. Please note that the neighbouring property has a right of way across this area.

GARAGE

20' 01" x 10' 07" (6.12m x 3.23m) Up and over door, power and light connected, door to:

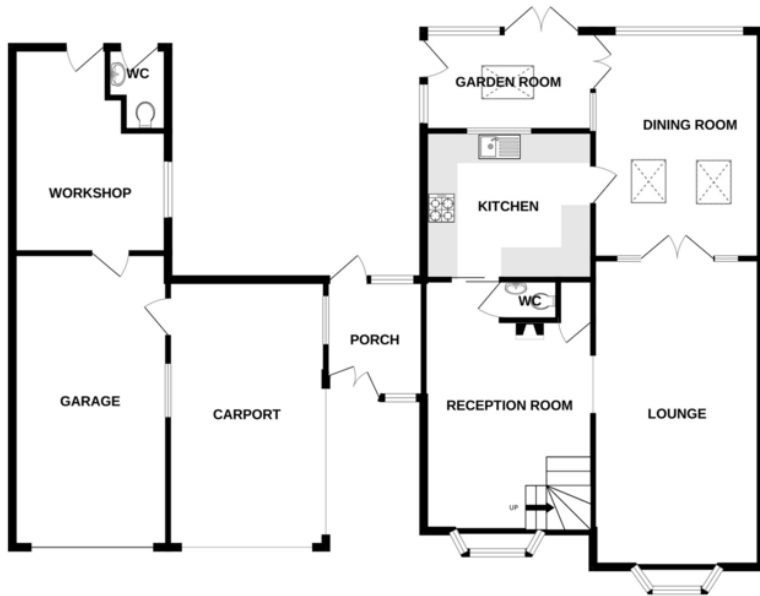
WORKSHOP

14' 00" x 10' 07" (4.27m x 3.23m) Power and light connected, window to side, door to rear garden, external cloakroom to the rear with low level W.C and hand wash basin.

REAR GARDEN

Generously sized enclosed rear garden with a paved patio area to the rear of the property. The remainder is mainly laid to lawn, complemented by shrub and flower borders. Further benefits include an outside tap and greenhouse, which is to remain.

GROUND FLOOR
1434 sq.ft. (133.2 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1982 sq.ft. (184.1 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.
Made with Metropix ©2026



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

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