



dm^g
DAVID MARTIN
GROUP

Legion Way
Tiptree, CO5 0GG

Offers In Excess Of £450,000
EPC Rating 'A'

- Two Bedroom Detached Bungalow
- Driveway & Garage
- Ensuite & Bathroom
- EV Charger





Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented and well-maintained detached bungalow, ideally situated within walking distance of Tiptree village centre and its excellent range of shops and local amenities. Built by Bloor Homes just three years ago, the property still benefits from the remaining seven years of the NHBC warranty. Solar panels provide improved energy efficiency. The accommodation begins with a welcoming entrance hall featuring a built-in utility cupboard. The modern kitchen/dining room includes integrated appliances and double doors opening onto the rear garden. The lounge also features double doors leading outside. There are two double bedrooms, both with fitted wardrobes. The principal bedroom benefits from an en-suite shower room, while a separate family bathroom serves the remainder of the property. Outside, there is an enclosed west-facing rear garden. The property also benefits from a garage, driveway and EV charging point.



ENTRANCE HALL

Enter the property via a part glazed entrance door to side aspect, radiator, LVT flooring, built in storage cupboard and utility cupboard with space and plumbing for washing machine and tumble dryer.

LOUNGE

13' 07" x 11' 07" (4.14m x 3.53m) Windows to rear and side, double doors to rear garden, LVT flooring, two radiators.

KITCHEN/DINER

11' 08" x 11' 03" (3.56m x 3.43m) Comprehensively fitted with a range of wall and base units incorporating a one and a half composite sink with drainer and mixer tap, integrated eye level oven, four ring gas hob with extractor over, electric oven, integrated dishwasher and fridge/freezer, undercounter lighting, spotlights, LVT flooring, radiator, windows and Double doors to rear garden.

BEDROOM ONE

15' 10" x 10' 02" (4.83m x 3.1m) Windows to front and side, radiator, fitted wardrobes, door to:

ENSUITE

Window to side, shower cubical with rainfall shower head and separate shower attachment, low level W.C, wash hand basin, heated towel rail, spotlight, extractor fan, LVT flooring.

BEDROOM TWO

9' 10" x 9' 01" (3m x 2.77m) Window to front, radiator, fitted wardrobes.

FAMILY BATHROOM

Panel enclosed bath with shower attachment, low level W.C, hand wash basin, part tiled walls, LVT flooring, spotlights, heated towel rail, extractor fan, window to front.

OUTSIDE

Landscaped front garden, driveway providing off road parking with EV charger leading to garage, side access to rear garden.

GARAGE

19' 07" x 9' 10" (5.97m x 3m) Up and over door, power and light connected, door to rear garden, wall mounted gas fired boiler.

REAR GARDEN

Enclosed westerly facing rear garden, patio area to the rear of the property, rest mainly laid to lawn with shrub and flower borders, outside tap and power point.



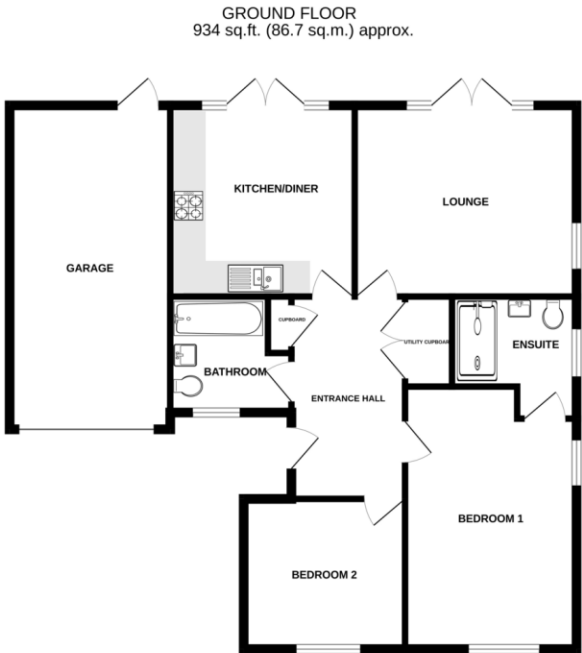


LOCATION

Tiptree is a highly regarded Essex village, perfectly positioned between the historic city of Colchester and the market town of Maldon, with the larger centres of Witham and Chelmsford also within easy reach. While the village itself enjoys a peaceful rural setting, excellent road links via the A12 provide convenient access across the county and towards London. Mainline railway stations at Kelvedon and Witham, both just a short drive away, offer regular direct services to London Liverpool Street, making it easy to visit family, enjoy days out, or commute when required. The village boasts an excellent range of everyday amenities, including supermarkets, independent shops, cafés, healthcare facilities, and leisure clubs, all complemented by a welcoming community atmosphere. Surrounded by attractive countryside and offering numerous walking routes, Tiptree combines the tranquillity of village life with the convenience of excellent transport connections and nearby towns.

AGENT NOTES

Property is fitted with solar panels.



Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 934 sq.ft. (86.7 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan compared to measurements of the actual property, the floorplan is for guidance purposes only and should not be used as a basis for any prospective purchase. The actual layout and dimensions of the property may vary from the floorplan as to their accuracy or efficiency can be given.
Made with SmartDraw 12/2023

David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgtiptree.co.uk
%office_emailAddress%
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 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