



**Harrington Close**

Tiptree, Colchester, CO5 0JD

**Guide Price £700,000-£725,000**

EPC Rating 'C'

- Four/Five Bedroom Detached Family Home
- Spacious & Versatile
- Garage and Off Road Parking
- Conservatory & Study & Playroom





## Property Description

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David Martin Estate Agents are delighted to offer for sale this spacious detached family home situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property offers an abundance of well proportioned space throughout consisting of a welcoming entrance hall, spacious lounge with double doors into the conservatory, kitchen/breakfast room with further access into the rear garden, dining room, study or ground floor bedroom, second study or playroom, utility room and ground floor cloakroom. On the first floor there are four good sized bedrooms and a family bathroom. The principal bedroom benefits from a dressing room and an en-suite shower room occupying the space above the double garage. Externally the property benefits from a driveway providing off road parking for several vehicles, a double garage and an enclosed garden to the rear. We highly recommend a viewing of this property to really appreciate the space and setting it offers.





#### ENTRANCE PORCH

Enter the property via an entrance door to front aspect, window to front, radiator, spotlights, wood effect flooring, glazed door to entrance hall and double doors to study.

#### ENTRANCE HALL

Stairs rising to first floor, wood effect flooring, radiator.

#### LOUNGE

20' 03" x 11' 09" (6.17m x 3.58m) Feature fireplace with inset gas fire, wood effect flooring, radiator, double doors to conservatory.



#### CONSERVATORY

13' 09" x 10' 08" (4.19m x 3.25m) Double doors to rear garden, radiator, tiled floor, Ambi blue self cleaning solar Control conservatory roof glass, concealed lighting.

#### PLAYROOM/STUDY

11' 09" x 06' 09" (3.58m x 2.06m) Bay window to front, radiator.

#### STUDY/BEDROOM FIVE

10' 00" x 10' 05" (3.05m x 3.18m) Window to front, spotlights, wood effect flooring, radiator.

#### GROUND FLOOR CLOAKROOM

Low Level W.C, hand wash basin, wood effect flooring, radiator, extractor fan.



#### KITCHEN/BREAKFAST ROOM

18' 08" x 15' 08" Maximum measurements (5.69m x 4.78m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, under counter lighting, double eye level oven, four ring electric hob with extractor over, integrated dishwasher and larder fridge, windows to rear and side, double doors to rear garden, radiator, tiled floor, under stairs storage cupboard.

#### UTILITY ROOM

8' 02" x 5' 03" (2.49m x 1.6m) Fitted with base units incorporating a sink with drainer and mixer tap, tiled splash back, space and plumbing for appliances, wall mounted gas fired boiler, tiled floor, radiator, door to side.



#### DINING ROOM

11' 09" x 11' 05" (3.58m x 3.48m) Bay window to side, radiator, feature fireplace with inset gas fire.

#### LANDING

Window to front, radiator, airing cupboard, loft access.



### BEDROOM ONE

17' 05" x 11' 08" (5.31m x 3.56m) Windows to rear and side, two built in wardrobes, radiator, door to:

### DRESSING ROOM

9' 02" x 8' 06" (2.79m x 2.59m) Windows to front and rear, built in wardrobe, two radiators.

### ENSUITE

Window to side, low level W.C, hand wash basin, shower cubical, radiator.

### BEDROOM TWO

11' 11" x 10' 02" (3.63m x 3.1m) Bay window to side, built in cupboard, radiator.

### BEDROOM THREE

10' 08" x 10' 00" (3.25m x 3.05m) Window to rear, built in wardrobe, radiator.

### BEDROOM FOUR

11' 08" x 09' 09" (3.56m x 2.97m) Window to front, radiator.

### FAMILY BATHROOM

Shower cubical, corner bath with built in seat, low level W.C, hand wash basin, two windows to side, radiator.

### OUTSIDE

### FRONT

Front garden with hedge borders, side access to rear garden, block paved driveway providing off road parking leading to:

### DOUBLE GARAGE

17' 02" x 15' 08" (5.23m x 4.78m) Electric up and over door, power and light connected, window and door to rear garden.

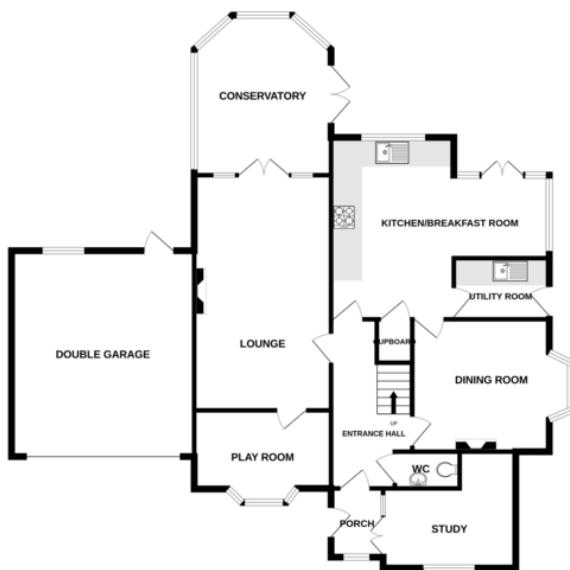
### REAR GARDEN

Enclosed and well maintained sunny garden with two patio seating areas, rest mainly laid to lawn with shrub and flower borders, outside tap and power point.

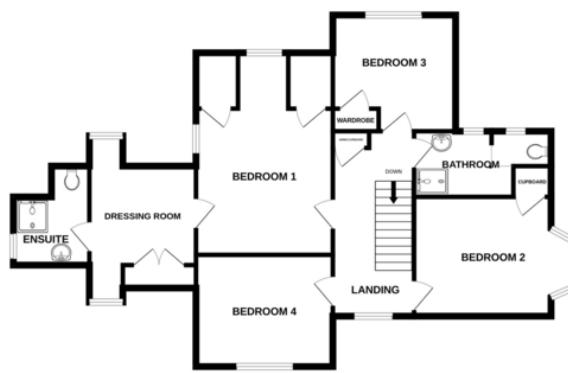




GROUND FLOOR  
1392 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 2277 sq.ft. (211.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
69-80	C	73 C	80 C
55-68	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 should not be relied upon and potential buyers are advised to recheck the measurements.