



dm^g
DAVID MARTIN
GROUP

Millwrights
Tiptree, CO5 0LQ

Offers In Excess Of £350,000
EPC Rating 'D'

- THREE/FOUR BEDROOMS
- OFF ROAD PARKING
- NO CHAIN
- GOOD SIZE GARDEN





Property Description

We are pleased to present this well-presented three to four bedroom home to the market. The property has been well maintained throughout and offers flexible living accommodation. The ground floor comprises an inviting entrance hall, a spacious lounge which flows seamlessly into the extended dining area, a separate fitted kitchen, and a versatile downstairs room ideal for use as a bedroom, home office, or playroom. To the first floor are three well-proportioned double bedrooms, a modern four-piece family bathroom, and a useful airing cupboard. Externally, the property boasts a generously sized rear garden, ideal for outdoor entertaining, along with a driveway to the front providing ample off-road parking. The property is situated in a quiet cul-de-sac location, conveniently positioned close to local shops, schools, and a range of amenities.



ENTRANCE HALL

Enter via UPVC front door into entrance hall, stairs rising to first floor and door leading to;

BEDROOM 4/STUDY

15' 11" x 7' 07" (4.85m x 2.31m) Window to front aspect, radiator.

LOUNGE

22' 10" x 11' 8" (6.96m x 3.56m) Window to front aspect, radiator, a bespoke media wall with recessed TV housing and illuminated display shelving. leading to;



DINING ROOM

12' x 7' 10" (3.66m x 2.39m) Sliding door to rear aspect, storage cupboard, radiator.

KITCHEN

10' 10" x 8' 5" (3.3m x 2.57m) Fitted kitchen, with window to rear aspect and door to side. comprising of a range of matching wall and base units, integrated eye level oven, space for fridge/freezer and washing machine, four ring electric hob with extractor over.

LANDING

Airing cupboard.



BEDROOM ONE

13' 11" x 8' 7" (4.24m x 2.62m) Window to front aspect, built in wardrobe/cupboard, radiator.

BEDROOM TWO

11' x 8' 0" (3.35m x 2.44m) Window to front aspect, radiator.

BEDROOM THREE

11' 9" x 8' 5" (3.58m x 2.57m) Window to rear aspect, radiator.

BATHROOM

Fully tiled four piece suite, comprising of a free standing bath, wash hand basin inset to vanity unit, low level flush WC and separate shower cubical, heated towel rail





OUTSIDE

GARDEN

The rear garden is a generous size, there is patio area at the back of the property, the rest is mainly laid to lawn with shrub borders, there are two sheds which we understand are to remain

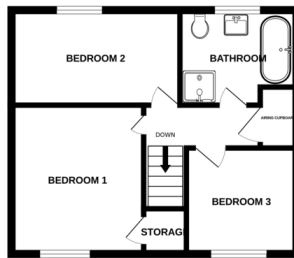
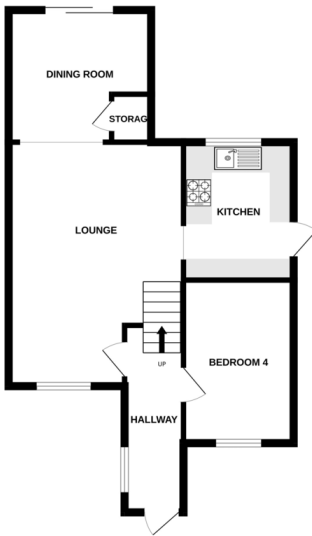
FRONT

There is a driveway providing ample parking for 2/3 vehicles, you have a side gate providing access to the rear of the property.



GROUND FLOOR

1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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 here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hertsigo 12/2016

David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgptiptree.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