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DAVID MARTIN
GROUP

Ketley Close
Tiptree, CO5 0FH

Guide Price £325,000 - £350,000

EPC Rating 'C'

- Two Bedroom Detached House
- Cul-de-Sac Location
- Garage & Off Road Parking
- Modern Fitted Kitchen & Bathroom





Property Description

David Martin Estate Agents are pleased to present this charming two-bedroom detached home, ideally located in the highly sought-after village of Tiptree, offering an excellent range of shops, schools and local amenities; the property has been thoughtfully updated and improved by the current owners and features an inviting entrance porch, a comfortable lounge, and a contemporary fitted kitchen/diner complete with Quartz worktops and double doors opening onto the rear garden; to the first floor there are two well-proportioned double bedrooms and a modern shower room; externally the property benefits from a mature, enclosed rear garden which is not overlooked, providing a high degree of privacy, along with a summer house, garage and off-road parking; early viewing is highly recommended to fully appreciate what this delightful home has to offer.





ENTRANCE PORCH

Enter the property via a composite entrance door to front aspect, radiator, door to:

LOUNGE

15' 00" x 13' 05" (4.57m x 4.09m) Windows to front and rear, two radiators, stairs rising to first floor landing.

KITCHEN/DINER

13' 02" x 10' 00" (4.01m x 3.05m) Comprehensively fitted with shaker style kitchen with wall and base units and Quartz worktop over incorporating an under sink with mixer tap, four ring electric hob with extractor over, eye level oven and microwave, built in unit with space for American style fridge/freezer, space for washing machine, built in cupboard, spotlights, window to front and double doors to garden.

LANDING

Skylight window to rear, radiator, airing cupboard, access to boarded loft with ladder and light.

BEDROOM ONE

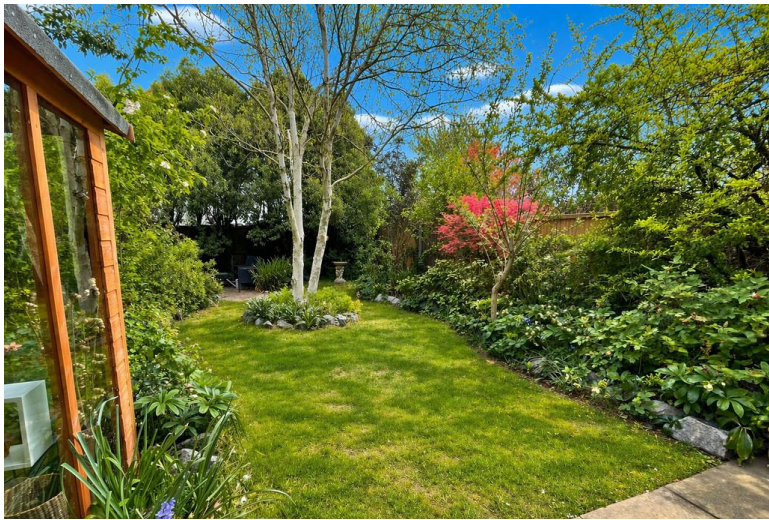
13' 03" x 10' 06" (4.04m x 3.2m) Window to front and skylight window to rear, radiator, fitted dressing table and drawers.

BEDROOM TWO

13' 03" x 7' 03" (4.04m x 2.21m) Windows to front and side, radiator.

SHOWER ROOM

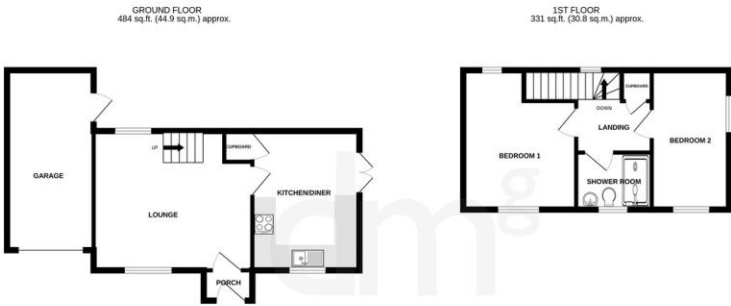
Skylight window to front, walk in shower with rainfall shower head and separate shower attachment, wash hand basin inset to vanity unit, closed cistern W.C, heated towel rail, spotlights, extractor fan, fully tiled walls.



OUTSIDE
Block paved off road parking to the front of the property and to the front of the garage, outside tap.

GARAGE
17' 00" x 8' 02" (5.18m x 2.49m) Single garage with up and over doors, power and light connected, eaves storage, door to rear garden.

REAR GARDEN
Enclosed un-over looked rear garden, patio seating areas to the rear of the property and an additional patio area to the rear of the garden, summer house, shed, garden laid to lawn with shrub and flower borders, outside tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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 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