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DAVID MARTIN
GROUP

Heycroft Way
Tiptree, Colchester, CO5 0DN

£365,000
EPC Rating 'C'

- THREE BEDROOMS
- OPEN PLAN
- WALKING DISTANCE TO SCHOOLS AND SHOPS
- MODERN THROUGHOUT





Property Description

We are delighted to offer for sale this immaculately presented and extended THREE BEDROOM property situated centrally in Tiptree within WALKING DISTANCE to both primary and secondary schools as well as the abundance of amenities. The property has been tastefully REFURBISHED throughout by its current owners. On the ground floor the property consists of an entrance hall, a sweeping OPEN PLAN kitchen/lounge/dining room benefiting from a recent addition of bi-folding doors leading into to the rear garden. There is also a separate utility room, along with a recently fitted bathroom. On the first floor there are three good sized bedrooms with the principal bedroom boasting an en-suite. Externally the front of the property has a fully paved driveway allowing parking for up to four vehicles, to the rear of the property there is a recently landscaped garden with a newly constructed garden room with power and lighting connected. Garage in a block.

ENTRANCE HALL

Entrance via a part glazed door, under stairs storage





cupboard.

KITCHEN/LOUNGE/DINING ROOM

35' 00" x 15' 00" (10.67m x 4.57m) A vast open plan living space which comprises of a modern fitted kitchen with built in fridge/freezer, dishwasher and inset sink, a bright and airy lounge along with a dining area to the rear. The ground floor has a stunning herringbone Amtico flooring laid throughout.

UTILITY ROOM

9' 02" x 3' 05" (2.79m x 1.04m) Separate utility room providing space for washing machine and dryer with single door to rear.



BATHROOM

11' 00" x 7' 00" (3.35m x 2.34m) Fully tiled bathroom suite comprising of a free standing slipper bath, wash hand basin inset to vanity unit and low level W.C.

LANDING

Window to side, airing cupboard, loft access.

PRINCIPAL BEDROOM

11' 0" x 12' 05" (3.35m x 3.78m) Window to rear, built in double wardrobes.

ENSUITE

Fully tiled suite, comprising of a single shower cubical, wash hand basin and low level WC.



BEDROOM TWO

13' 04" x 8' 00" (4.06m x 2.44m) Window to front.

BEDROOM THREE

10' 0" x 7' 00" (3.05m x 2.13m) Window to front.

OUTSIDE

FRONT

Large concrete resin driveway providing parking for four vehicles, side access to rear of the property.

REAR GARDEN

Re-landscaped garden comprising of porcelain paving tiles, artificial grass, with concrete borders. A stunning garden room/office which has just recently been constructed benefiting from having electric connected along with UPVC doors and insulation meaning there is potential for a variety of uses.

GARAGE

Single garage in a block

AGENT NOTE

The property has had a brand new roof, boiler and





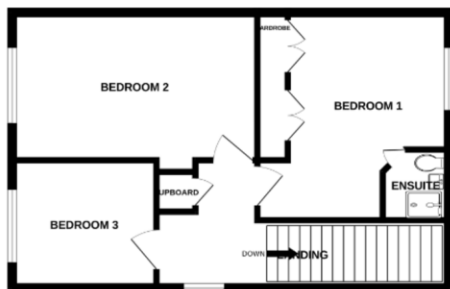
front door installed all within the last 12 months.

AGENT NOTE

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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