



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Damson Close**

Tiptree, CO5 0FU

**Guide Price £425,000 - £450,000**

EPC Rating 'B'

- Three Bedroom Detached
- Well Presented Throughout
- Ensuite & Family Bathroom
- Summerhouse - Ideal Office or Gym





## Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented three-bedroom detached family home, situated in the popular village of Tiptree, offering an excellent range of shops, schools, and local amenities. The property, which is approximately six years old and still benefits from the remainder of an NHBC guarantee, features a welcoming entrance hall, a spacious open-plan kitchen/diner, and a bright lounge with a bay window and double doors opening onto the rear garden, as well as a ground floor cloakroom. On the first floor there are three double bedrooms, including a principal bedroom with an en-suite, along with a modern family bathroom. Externally, the property benefits from a carport providing parking and a low-maintenance enclosed rear garden complete with a shed and a summer house, ideal for use as a home office or gym.





#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, Amtico wood effect flooring, built in large storage cupboard, radiator, stairs rising to first floor landing.

#### LOUNGE

19' 05" x 10' 01" (5.92m x 3.07m) Bay window to front, double doors to rear garden, radiator.

#### KITCHEN/DINING ROOM

19' 05" x 10' 06" (5.92m x 3.2m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, four ring electric hob with extractor over, under cupboard lighting, two eye level ovens, integrated washing machine, dishwasher and fridge/freezer, spotlights, Amtico wood effect flooring, radiator, windows to front and rear, door to rear garden.



#### CLOAKROOM

Closed cistern W.C, hand wash basin, part tiled walls, radiator, spotlights, extractor fan.





#### LANDING

Loft access, large built in storage cupboard.

#### BEDROOM ONE

14' 03" x 9' 08" (4.34m x 2.95m) Window front, radiator, built in wardrobe with sliding doors, door to:

#### ENSUITE

Window to rear, walk in shower, closed cistern W.C, hand wash basin, tiled floor, heated towel rail, spotlights, extractor fan, part tiled walls.

#### BEDROOM TWO

12' 04" x 10' 01" (3.76m x 3.07m) Window to front, radiator.

#### BEDROOM THREE

10' 02" x 10' 00" (3.1m x 3.05m) Two windows to rear, radiator.

#### FAMILY BATHROOM

Window to front, panel enclosed bath with shower over, closed cistern W.C, hand wash basin, spotlights, extractor fan, heated towel rail, extractor fan.





## OUTSIDE

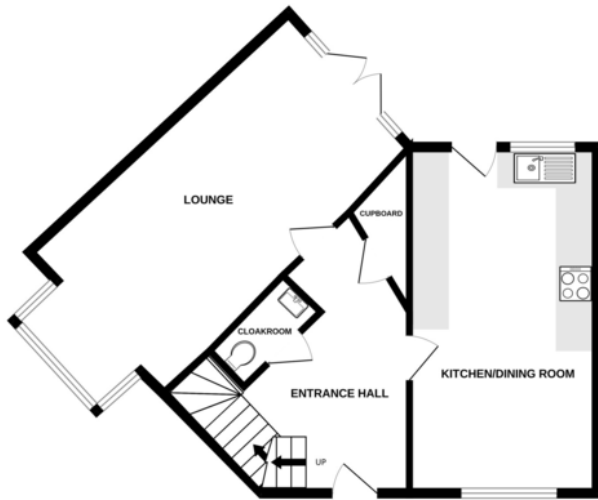
Car Port to the side of the property providing off road parking, side access to rear garden.

## REAR GARDEN

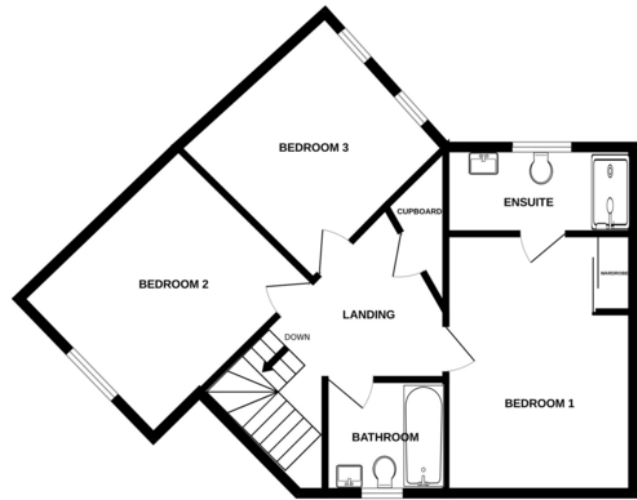
Enclosed rear garden with large Patio seating area, low maintenance artificial grass, outside tap, lights and power point, timber shed and summer house measuring 5 x 3 metres both with power and light connected.



GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 sq.m.) approx.

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 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		94 A
81-91	B	84 B	
69-80	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 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