



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

**Southgate Crescent**  
Tiptree, CO5 0QW

**Guide Price £325,000 - £350,000**  
EPC Rating 'D'

- Four Bedrooms
- Link-Detached
- Carport & Garage
- Utility Room





## Property Description

David Martin is delighted to present this four-bedroom link-detached family home, ideally situated in the highly sought-after village of Tiptree. Enjoying a convenient location within easy reach of local amenities, shops, and reputable schools, this property is perfectly suited to growing families. The ground floor offers a spacious and versatile layout, featuring a lounge with doors opening onto the rear garden, a separate dining room ideal for entertaining, a kitchen, a practical utility room, and a convenient cloakroom. Upstairs, the property comprises four bedrooms, including a principal bedroom with en-suite facilities, alongside a family bathroom. Externally, the home benefits from an enclosed rear garden providing a private outdoor space, as well as a carport offering off-road parking and a detached garage for additional storage or vehicle space.



#### ENTRANCE HALL

Entrance via a part glazed door, radiator and stairs to first floor.

#### LOUNGE

15' 10" x 10' (4.83m x 3.05m) Window to front, French doors to garden, radiator and wood effect flooring.

#### DINING ROOM

9' 10" x 8' 5" (3m x 2.57m) Window to front, radiator and wood effect floor.

#### KITCHEN

12' 10" x 7' (3.91m x 2.13m) Window to rear, a range of wall and base units incorporating a sink and drainer with mixer tap, breakfast bar, tiled splash back, integrated electric oven and four ring gas hob, space for dishwasher and fridge/freezer open to:

#### UTILITY ROOM

Window and door to rear garden, a range of wall and base units incorporating a sink with drainer, plumbing and space for washing machine.

#### CLOAKROOM

Low level W.C, hand wash basin, radiator and extractor fan.

#### LANDING

Window to rear and loft access.

#### BEDROOM ONE

13' x 8' 8" (3.96m x 2.64m) Window to front, and radiator.

#### ENSUITE

Low level W.C, hand wash basin, shower cubicle, radiator and extractor fan.

#### BEDROOM TWO

11' 3" x 9' 6" (3.43m x 2.9m) Window to front and rear and radiator.

#### BEDROOM THREE

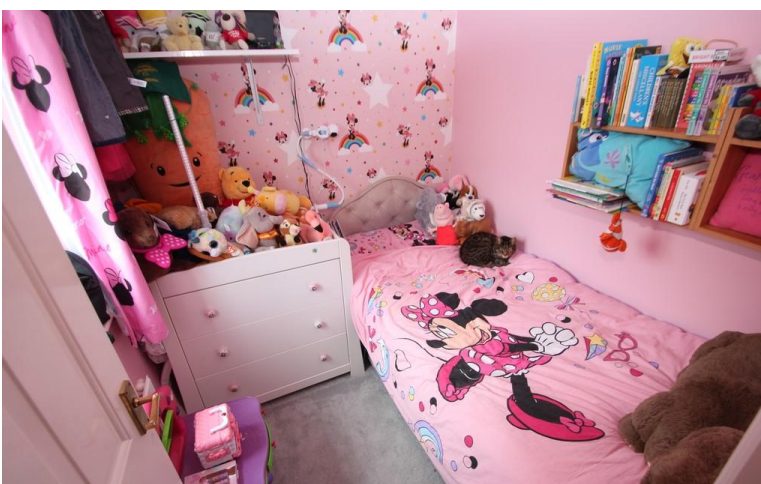
10' x 6' (3.05m x 1.83m) Window to front, airing cupboard and radiator

#### BEDROOM FOUR

7' x 6' 5" (2.13m x 1.96m) Window to rear and radiator.

#### FAMILY BATHROOM

Window to rear, panel enclosed bath, low level W.C, hand wash basin inset to vanity unit, splash tiling, tiled floor and radiator.





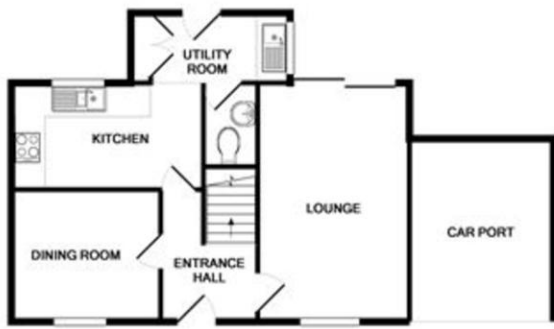
**OUTSIDE**

**FRONT**

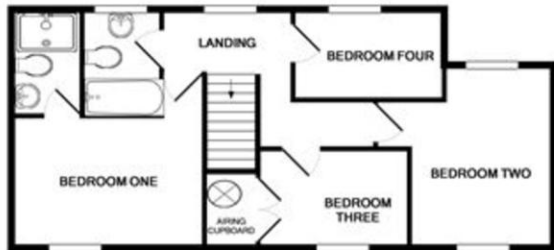
Driveway leading to carport with access through to a detached garage and gate to rear garden.

**REAR GARDEN**

Rear garden approx. 30ft. x 20ft. , decked seating area, lawn and shrub borders.



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-100)	<b>A</b>		
(61-81)	<b>B</b>		
(40-60)	<b>C</b>		
(21-39)	<b>D</b>	60	71
(1-20)	<b>E</b>		
(1-10)	<b>F</b>		



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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