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DAVID MARTIN
GROUP

Kelvedon Road
Tiptree, CO5 0LU

Guide Price £750,000 - £775,000
EPC Rating 'B'

- Four Bedroom Detached Bungalow
- High Specification Throughout
- Garage & Gated Driveway
- Ensuite & Family Bathroom





Property Description

David Martin Estate Agents are delighted to present for sale this exceptionally finished and generously proportioned detached bungalow, occupying a sought-after position within the popular village of Tiptree, offering high specification throughout including oak internal doors and underfloor heating; the property opens into a spacious entrance hall leading to a substantial lounge with a fireplace incorporating an inset log burner and double doors opening onto the rear garden; at the heart of the home is a stunning, large kitchen/dining space featuring a central island, Quartz work surfaces, integrated appliances and double doors to the rear garden, ideal for both everyday living and entertaining, with a separate utility room providing practicality and external access; the bungalow further benefits from four well-proportioned double bedrooms and a stylish family bathroom, with the principal bedroom enjoying fitted wardrobes and a contemporary en-suite.



Externally, the property boasts an impressive electric gated driveway, providing extensive off-road parking for multiple vehicles, alongside a garage with direct access to the rear garden. The beautifully designed rear garden offers a private and tranquil retreat, thoughtfully landscaped for low maintenance. It is predominantly laid to lawn and features a raised seating area with artificial grass, as well as a patio space ideal for outdoor entertaining. Additional benefits include an external water supply and power point for added convenience.

Tiptree is a popular village in Essex, around 8 miles from Colchester and 10 miles from Chelmsford. It offers a good range of local amenities, schools, and shops, with easy access to the A12 and nearby rail links into London, the village combines a semi-rural setting with strong transport connections, making it attractive to commuters and families.

ENTRANCE HALL

Enter the property via a front-facing entrance door into a welcoming hallway featuring a full length window to the front aspect, elegant half-height wall panelling, tiled floor, built-in storage cupboard, air conditioning unit, spotlights, access to the loft with fitted ladder and light.



LOUNGE

18' 08" x 15' 10" (5.69m x 4.83m) A spacious and bright lounge featuring two side-aspect windows and double doors opening onto the rear garden. The room is centred around a charming fireplace with an inset log burner.

KITCHEN/DINER

16' 02" x 15' 09" (4.93m x 4.8m) A large kitchen/diner comprehensively fitted with an extensive range of wall and base units, complemented by Quartz worktops and an undermounted one and half sink with drainer, tiled splashback. Appliances include a five-ring Neff induction hob with extractor over, integrated dishwasher, and two eye-level Neff ovens and microwave, along with a full-size fridge and freezer. A full wall of floor-to-ceiling cupboards provides excellent storage, while a substantial central island offers additional storage, a wine cooler, and a breakfast bar with Quartz worktop. The space is finished with spotlights, a tiled floor, an air conditioning unit, a side-aspect window, and double doors opening onto the rear garden.





UTILITY ROOM

9' 00" x 5' 08" (2.74m x 1.73m) Fitted with a range of base units incorporating a sink with drainer and mixer tap, this space also houses a wall-mounted gas-fired boiler and an integrated washing machine. Further features include spotlights, an extractor fan, and a window and door providing access to the rear.

BEDROOM ONE

15' 10" x 13' 08" (4.83m x 4.17m) Bay window to front, fitted wardrobes with sliding doors, door to:

ENSUITE

Shower cubical with rainfall shower head and separate shower attachment, wash hand basin inset to vanity unit, low level W.C, heated towel rail, extractor fan, tiled floor.



BEDROOM TWO

15' 10" x 10' 10" (4.83m x 3.3m) Bay windows to front and window to side.

BEDROOM THREE

15' 04" x 10' 05" (4.67m x 3.18m) Window to rear, built in wardrobes and drawers.

BEDROOM FOUR

11' 03" x 9' 00" (3.43m x 2.74m) Window to front.



FAMILY BATHROOM

9' 03" x 8' 00" (2.82m x 2.44m) A well-appointed bathroom featuring a front-aspect window, a large shower cubicle with rainfall shower head and separate attachment, and a panel-enclosed bath with additional shower attachment. The suite also includes a wash hand basin set within a vanity unit and a low-level W.C. Further benefits include a heated towel rail, spotlights, extractor fan, and a tiled floor.





OUTSIDE

Block paved driveway accessed via electric timber gates, providing off-road parking for multiple vehicles. The front garden is enclosed by fencing with mature laurel screening, offering a good degree of privacy. Side access leads through to the rear garden.

GARAGE

18' 08" x 15' 10" (5.69m x 4.83m) Electric roller door, eaves storage, power and light connected, window and door to rear garden.

REAR GARDEN

A beautifully landscaped, low-maintenance rear garden, thoughtfully designed for both relaxation and entertaining. Immediately to the rear of the property is a stylish patio area, perfect for outdoor dining. This leads to a raised artificial grass seating space, ideal for hosting or unwinding in a private setting. The remainder of the garden is mainly laid to lawn, offering a pleasant balance of greenery and usability. Additional practical features include an outside tap, external power point, and well-placed exterior lighting.

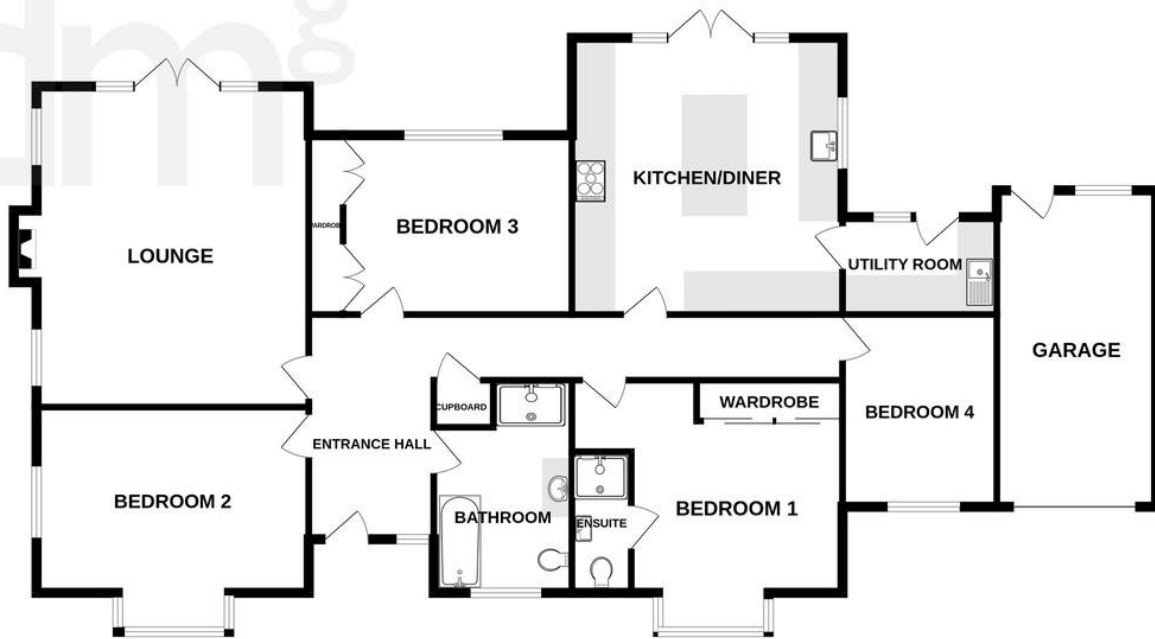


AGENT NOTES

The property benefits from underfloor heating throughout, with individual thermostats in each room. It is fully Wi-Fi cabled for enhanced connectivity and features oak internal doors throughout.



GROUND FLOOR
1720 sq.ft. (159.8 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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		
81-91	B	89 B	89 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