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DAVID MARTIN
GROUP

Bedford Close

Tiptree, Colchester, CO5 0DB

Guide Price £300,000- £310,000

EPC Rating 'TBC'

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING & GARAGE
- SEMI- DETACHED
- EXTENDED





Property Description

Guide price- £300,000-£310,000 We are pleased to offer for sale this two-bedroom semi-detached home, which has been extended to the ground floor to provide additional living space. The property is conveniently situated in a central location in Tiptree, within easy reach of local schools, shops and other amenities, making it an ideal choice for a range of buyers.



The ground floor accommodation comprises a lounge, kitchen/diner and a separate dining room/playroom situated within the extended area, providing flexible living space to suit a variety of needs. To the first floor, there are two double bedrooms and a family bathroom. Externally, the property benefits from a garden which is mainly laid to lawn, together with a single garage and off-road parking to both the front and side of the property.



ENTRANCE PORCH

Enter property via part glazed door into porch, leading into;

LOUNGE

15' 08" x 13' 11" (4.78m x 4.24m) Window to front aspect, wood-burning stove, stairs rising to the first floor and door leading to:

KITCHEN/DINER

13' 11" x 10' 08" (4.24m x 3.25m) Fitted with a range of wall and base units providing useful storage, with work surfaces incorporating a sink. There is space for a washing machine, tumble dryer, dishwasher and fridge/freezer. The room offers a practical layout for everyday cooking and dining, with a door leading through to the adjoining accommodation.



DINING ROOM/PLAY ROOM

13' 03" x 11' 08" (4.04m x 3.56m) A bright and versatile reception room, benefiting from an abundance of natural light provided by double doors and a window to the rear aspect, together with a skylight. A single door to the side provides convenient access to the driveway and garage. This extended space offers excellent flexibility for use as a dining room, playroom or additional family living area.

UPSTAIRS



LANDING

Providing access to the first-floor accommodation, with loft access and a useful storage cupboard housing the gas-fired boiler.

BEDROOM ONE

12' 09" x 10' 10" (3.89m x 3.3m) Window to front aspect, allowing natural light into the room, with built-in wardrobes providing useful storage space.

BEDROOM TWO

13' 10" x 8' 08" (4.22m x 2.64m) A further well-proportioned double bedroom, benefiting from a window to the rear aspect.



BATHROOM

Fitted with a low-level W/C, panelled bath with shower over and shower screen, and a wash hand basin inset into a vanity unit providing useful storage. Further features include a heated towel rail and an obscure-glazed window to the rear aspect, allowing natural light whilst maintaining privacy.

REAR GARDEN

The rear garden is mainly laid to lawn, with established shrub borders providing a pleasant outdoor space. There is convenient side access to the



garden, along with a single door providing direct access to the garage.

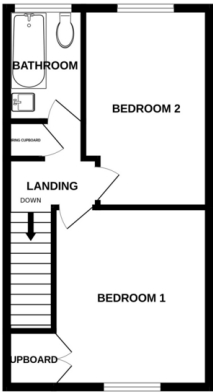
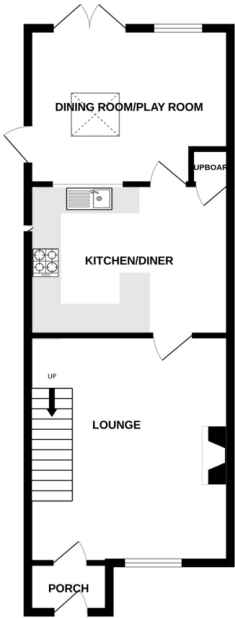
FRONT
The property benefits from ample off-road parking to both the front and side, with convenient access to the single garage.



GROUND FLOOR

1ST FLOOR

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BEDFORD CLOSE TIPTREE

Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for 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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