



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

**New Road**  
Tiptree, CO5 0HN

**£375,000**  
EPC Rating 'E'

- GENEROUS CORNER PLOT
- EXTENDED
- THREE BEDROOMS
- CENTRAL VILLAGE LOCATION





## Property Description

We are delighted to present to the market this well-presented and thoughtfully extended three-bedroom semi-detached family home, ideally situated in the heart of Tiptree. Occupying a generous corner plot, the property offers excellent potential for further enlargement to the side, subject to the necessary planning permissions, making it an ideal opportunity for growing families or buyers looking to add further value.

Internally, the home offers spacious and versatile accommodation throughout. The bright and airy lounge/diner is a fantastic living space, benefiting from an abundance of natural light and complemented by attractive features including a charming wood-burning stove, creating a warm and welcoming atmosphere. To the rear of the property is a good-sized fitted kitchen offering ample worktop and storage space, while a separate lobby area provides access to the ground floor bathroom.



To the first floor, there are three well-proportioned bedrooms, with the principal bedroom further benefiting from its own WC and wash basin for added convenience. Externally, the property sits on an impressive wraparound plot with mature areas of garden to the side and rear, offering excellent outdoor space for families and entertaining. To the front, there is ample off-road parking for several vehicles. Conveniently positioned within easy reach of local shops, schools, and village amenities, this attractive home offers both comfortable living accommodation and exciting future potential.

#### ENTRANCE PORCH

Entrance door, and stairs to first floor.



#### OPEN PLAN LOUNGE AND DINING ROOM

21' 5" x 17' 1" (6.53m x 5.21m) Two windows to front, window to side, two radiators and log burner.

#### LOBBY

10' 9" x 9' 8" (3.28m x 2.95m) Windows to side and rear, door to side and radiator.

#### BATHROOM

Velux window, walk in shower, WC, wash hand basin, panel bath, tiled walls and radiator.



#### KITCHEN

13' 2" x 11' 3" (4.01m x 3.43m) The kitchen benefits from windows to the side and rear aspects, along with a door providing side access. Fitted with a range of work surfaces incorporating drawers and cupboards beneath, as well as matching eye-level units, the kitchen also features a sink and drainer unit, an integrated eye-level oven with hob and extractor fan, and space for a washing machine, tumble dryer, dishwasher, and fridge freezer.





## FIRST FLOOR

### LANDING

Obscure window to side, and loft access.

### BEDROOM ONE

13' 8" x 9' 9" (4.17m x 2.97m) Two windows to front aspect, built in wardrobes.

### ENSUITE

Window to side, wash hand basin, toilet and radiator.



### BEDROOM TWO

11' 8" x 8' 9" (3.56m x 2.67m) window to rear and radiator.

### BEDROOM THREE

8' 3" x 8' 2" (2.51m x 2.49m) Window to rear aspect, radiator.





## OUTSIDE

### REAR GARDEN

To the rear of the property is a generous-sized private garden, mainly laid to lawn, providing an excellent outdoor space for families, entertaining, or simply relaxing. Immediately to the rear of the property is a recently installed decking area, creating a private seating space ideal for outdoor dining and summer evenings. The garden also benefits from a large outbuilding/shed with power and lighting connected, offering excellent storage or potential for use as a workshop or hobby space.

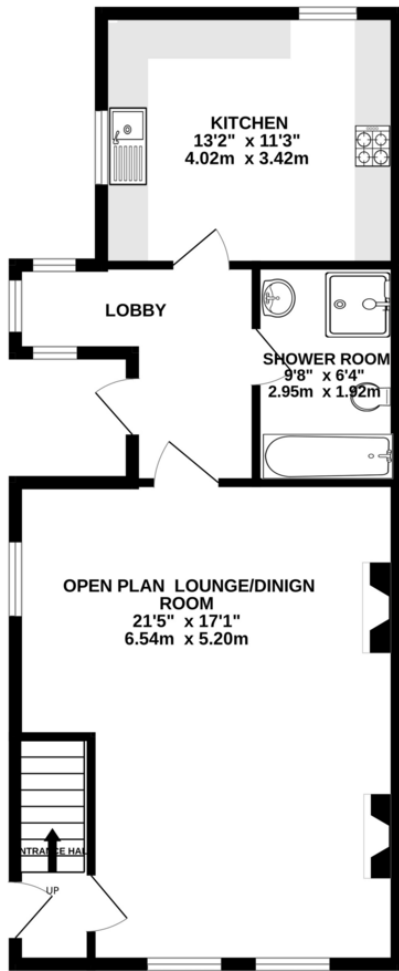


### FRONT

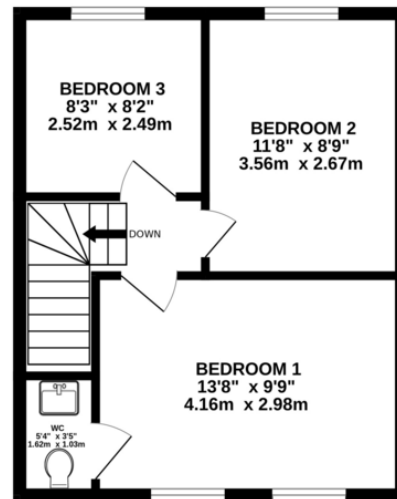
The driveway provides off-road parking for multiple vehicles, with a side gate offering convenient access through to the rear garden.



GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

1.) approx.  
contained here, measurements  
reliability is taken for any error,  
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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 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.