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DAVID MARTIN  
GROUP

**Bijou Close**

Tiptree, Colchester, CO5 0DQ

**Guide Price £350,000 - £375,000**

EPC Rating 'D'

- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- PARKING FOR FOUR VEHICLES
- SHOWER ROOM





## Property Description

This well-presented, extended three-bedroom end-of-terrace home is ideally located in the heart of the village of Tiptree, within easy walking distance of local schools, shops, and amenities.

The accommodation features a spacious lounge/diner that opens into the kitchen, creating a sociable living area, along with a conservatory and a convenient ground-floor shower room. Upstairs, the property offers three generously sized bedrooms, with the principal bedroom benefiting from its own W/C.

Externally, the home boasts a secluded and well-maintained rear garden, with access to a single garage and off-road parking for multiple vehicles. Viewing is highly recommended to fully appreciate the space and potential this property has to offer.



#### ENTRANCE HALL

Radiator, under stairs storage cupboard

#### SHOWER ROOM

A modern fitted shower room comprising a walk-in shower, W/C, and a wash hand basin inset into a vanity unit, complemented by fully tiled walls and flooring.

#### LOUNGE/DINER

25' 11" x 14' 11" (widest point)(7.9m x 4.55m) A spacious, bright and airy open-plan lounge/dining room, featuring wooden flooring throughout and windows to the front and side, allowing for an abundance of natural light.



#### KITCHEN

15' 02" x 8' 04" (4.62m x 2.54m) Fitted with a comprehensive range of wall and base units providing ample storage and worktop space, incorporating a ceramic one and a half bowl sink with drainer and mixer tap. There is space and plumbing for a washing machine, space for a fridge/freezer, and provision for a cooker, making this a practical and well-appointed kitchen area suitable for everyday family living.

#### CONSERVATORY

14' 08" x 5' 11" (4.47m x 1.8m) Doors to rear and side, vinyl floor.



#### LANDING

Loft access

#### BEDROOM ONE

12' 05" x 11' 08" (3.78m x 3.56m) Window to front, radiator, separate W/C,

#### BEDROOM TWO

13' 03" x 8' 02" (4.04m x 2.49m) Window to rear, radiator.

#### BEDROOM THREE

10' x 6' 06" (3.05m x 1.98m) Window to rear, radiator, airing cupboard.



#### W/C

Laminate flooring, low level flush WC, wash hand basin.



**OUTSIDE**

**REAR GARDEN**

A very well maintained rear garden, with a block paved patio area with pergola, the rest is mainly laid to lawn with flower beds and shrubs, side access and access to the garage.

**GARAGE**

Single garage in block, with power and light connected, door to side with access to rear garden.

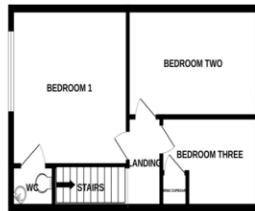


**FRONT**

Front garden mainly laid to lawn plant boarders, footpath leading to entrance door, shingle driveway providing off road parking for four vehicles

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 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. Made with Hozonpro C2020.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 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 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