



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

**Ketley Close**  
Tiptree, CO5 0FH

**£350,000**  
EPC Rating 'TBC'

- Two Bedroom Detached House
- Garage & Off Road Parking
- Cul-de-Sac Location
- Modern Fitted Kitchen & Bathroom





## Property Description

David Martin Estate Agents are pleased to present this charming two-bedroom detached home, ideally located in the highly sought-after village of Tiptree, offering an excellent range of shops, schools and local amenities; the property has been thoughtfully updated and improved by the current owners and features an inviting entrance porch, a comfortable lounge, and a contemporary fitted kitchen/diner complete with Quartz worktops and double doors opening onto the rear garden; to the first floor there are two well-proportioned double bedrooms and a modern shower room; externally the property benefits from a mature, enclosed rear garden which is not overlooked, providing a high degree of privacy, along with a summer house, garage and off-road parking; early viewing is highly recommended to fully appreciate what this delightful home has to offer.



#### ENTRANCE PORCH

Enter the property via a composite entrance door to front aspect, radiator, door to:

#### LOUNGE

15' 00" x 13' 05" (4.57m x 4.09m) Windows to front and rear, two radiators, stairs rising to first floor landing.

#### KITCHEN/DINER

13' 02" x 10' 00" (4.01m x 3.05m) Comprehensively fitted with shaker style kitchen with wall and base units and Quartz worktop over incorporating an under sink with mixer tap, four ring electric hob with extractor over, eye level oven and microwave, built in unit with space for American style fridge/freezer, space for washing machine, built in cupboard, spotlights, window to front and double doors to garden.



#### LANDING

Skylight window to rear, radiator, airing cupboard, access to boarded loft with ladder and light.

#### BEDROOM ONE

13' 03" x 10' 06" (4.04m x 3.2m) Window to front and skylight window to rear, radiator, fitted dressing table and drawers.



#### BEDROOM TWO

13' 03" x 7' 03" (4.04m x 2.21m) Windows to front and side, radiator.

#### SHOWER ROOM

Skylight window to front, walk in shower with rainfall shower head and separate shower attachment, wash hand basin inset to vanity unit, closed cistern W.C, heated towel rail, spotlights, extractor fan, fully tiled walls.





**OUTSIDE**

Block paved off road parking to the front of the property and to the front of the garage, outside tap.

**GARAGE**

17' 00" x 8' 02" (5.18m x 2.49m) Single garage with up and over doors, power and light connected, eaves storage, door to rear garden.

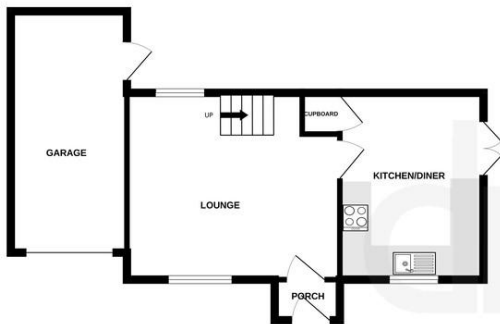
**REAR GARDEN**

Enclosed un-over looked rear garden, patio seating areas to the rear of the property and an additional patio area to the rear of the garden, summer house, shed, garden laid to lawn with shrub and flower borders, outside tap.



**GROUND FLOOR**  
484 sq.ft. (44.9 sq.m.) approx.

**1ST FLOOR**  
331 sq.ft. (30.8 sq.m.) approx.



**TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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