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DAVID MARTIN
GROUP

Wilkin Drive

Tiptree, Colchester, CO5 0RS

Guide Price £450,000-£475,000

EPC Rating 'c'

- FOUR BEDROOMS
- OFF ROAD PARKING
- NEW BATHROOM, ENSUITE & CLOAKROOM
- UTILITY ROOM



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Property Description

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A beautifully presented link-detached family home, ideally positioned within the highly sought-after Grove Road development. Offering spacious and thoughtfully designed accommodation throughout, this impressive property is perfectly suited to modern family living. The first floor comprises four generous double bedrooms, including a superb principal bedroom benefitting from a stylish newly fitted en-suite, alongside a contemporary newly fitted family bathroom.

To the ground floor, the property features a welcoming lounge complete with a bespoke media wall, a separate dining room ideal for entertaining, a well-appointed kitchen, utility room, and a newly fitted cloakroom/WC. Externally, the home enjoys a newly landscaped garden, ample off-road parking and a single garage, providing both practicality and convenience for families and professionals alike. Further enhancements include new carpets throughout, all new internal doors, high-end radiators,



and a newly installed boiler (October 2025), ensuring the property is ready to move straight into.

ENTRANCE HALL

Enter through front door with stairs leading to the first floor. Complete with one radiator and laminate flooring, Door to;

CLOAKROOM

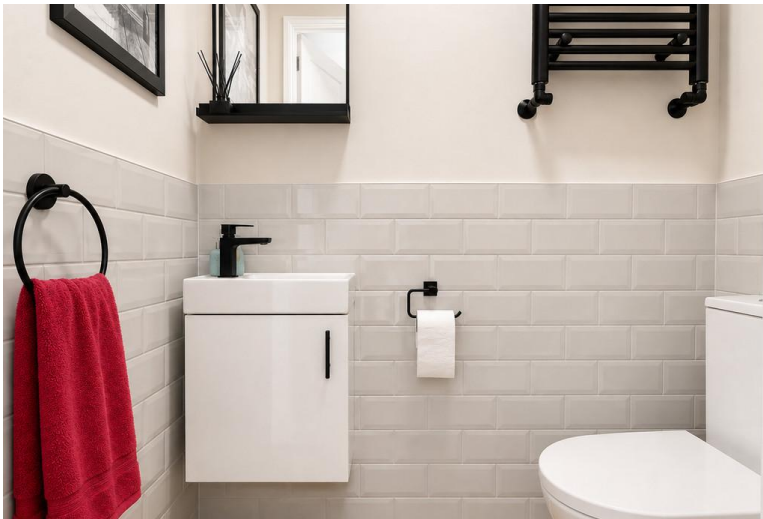
Newly fitted cloakroom, comprising of half tiled walls, WC, sink built into vanity unit, heated towel rail.

LOUNGE

19' 5" x 10' 06" (5.92m x 3.2m) A large living room, French doors leading to the rear garden and a double glazed window to the front. Complete with two radiators and new carpet.

KITCHEN

9' 3" x 9' 1" (2.82m x 2.77m) A well-appointed Shaker-style kitchen comprising with a ceramic sink with mixer tap, set beneath adjoining work surfaces with upstands. There is a range of under-cupboards, drawers and base units providing ample storage. Integrated appliances include a four-ring induction hob with extractor hood over and a double electric oven, with space and plumbing for a dishwasher. The kitchen is complete with a radiator, vinyl flooring and a double-glazed window to the rear.



DINING ROOM

9' 1" x 9' 6" (2.77m x 2.9m) A well proportioned room with a double glazed window to the front. Complete with one radiator and laminate flooring.

UTILITY ROOM

6' 1" x 5' 9" (1.85m x 1.75m) A spacious utility room with plumbing for a washing machine and tumble dryer, space for a fridge/freezer, a radiator, durable vinyl flooring, and a convenient door leading out to the rear garden.



LANDING

Providing access to the loft, which houses the newly installed gas combi boiler, storage cupboard . Complete with one radiator and a double glazed window to the rear.

BEDROOM ONE

11' 9" x 10' 1" (3.58m x 3.07m) A good sized double bedroom with a double glazed window to front, a double glazed window to the side and one radiator.

EN-SUITE



A newly fitted ensuite, fully tiled to walls and floor, comprising a corner shower cubicle, WC, and wash basin integrated into a contemporary vanity unit.

BEDROOM TWO

10' 7" x 9' 4" (3.23m x 2.84m) A good sized double bedroom with a double glazed window to the front and one radiator.

BEDROOM THREE

9' 4" x 8' 5" (2.84m x 2.57m) A double bedroom with a double glazed window to the rear and one radiator.

BEDROOM FOUR

10' 9" x 7' 3" (3.28m x 2.21m) A double bedroom with a double glazed window to the rear and one radiator.



BATHROOM

A newly fitted, fully tiled three-piece family bathroom comprising a low-level WC, vanity wash hand basin, and panelled bath with shower over head and shower screen. The bathroom further benefits from a newly fitted radiator and a double-glazed window to the front aspect.

OUTSIDE

FRONT

Cast iron railing, a tandem block paved driveway for two vehicles leading to the single garage and gated access to the rear garden, EV charging port.

GARAGE

A detached single garage with an up and over door to the front. Benefiting from power and lighting

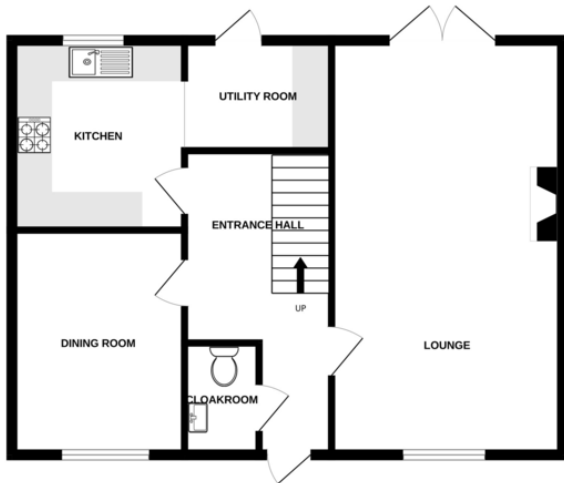
REAR GARDEN

Unoverlooked and recently landscaped rear garden featuring a newly installed decked area and two newly laid porcelain patio areas, and space for a shed behind the garage. The remainder of the garden is laid to lawn, offering a private and versatile outdoor space.

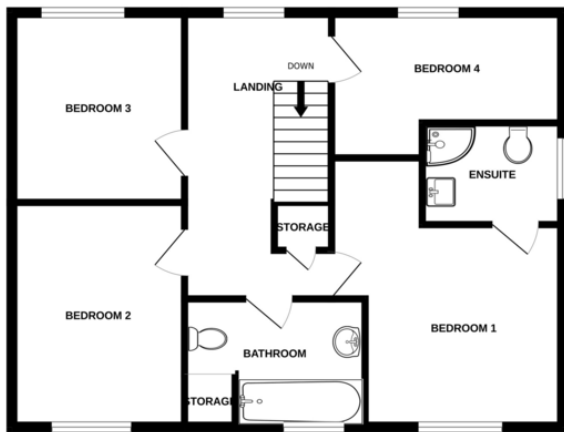




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 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 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