



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

**Brock Close**  
Tiptree, CO5 0FF

**£325,000**  
EPC Rating 'C'

- Three Bedroom Semi-Detached House
- Garage & Gated Carport
- Ensuite & Family Bathroom
- No Onward Chain





## Property Description

David Martin Estate Agents are delighted to present this three-bedroom semi-detached family home, ideally situated in the highly sought-after village of Tiptree with its excellent range of shops, schools and local amenities. The property comprises an entrance hall, a spacious lounge open-plan to the dining area with double doors leading to the rear garden, a fitted kitchen with views over the garden, and a convenient ground floor cloakroom. To the first floor there are three well-proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom. Externally the property benefits from a gated covered carport providing secure off-road parking, a single garage and an enclosed rear garden. Offered with no onward chain, we strongly recommend an early viewing to avoid disappointment.



#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, laminate flooring, radiator, stairs rising to first floor landing.

#### LOUNGE

14' 09" x 9' 11" (4.5m x 3.02m) Window to front, laminate flooring, radiator, open to:

#### DINING ROOM

8' 03" x 8' 00" (2.51m x 2.44m) Double doors to rear garden, radiator, laminate flooring.



#### KITCHEN

10' 03" x 8' 06" (3.12m x 2.59m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, oven, four ring gas hob with extractor over, space for washing machine and fridge/freezer, tiled splash back, cupboard housing gas fired boiler, built in storage cupboard, laminate flooring, window to rear.

#### CLOAKROOM

Low level W.C, hand wash basin, laminate flooring, extractor fan, radiator.

#### LANDING

Loft access, airing cupboard housing hot water tank, radiator.



#### BEDROOM ONE

13' 02" x 9' 10" (4.01m x 3m) Window to rear, radiator, door to:

#### ENSUITE

Shower cubical, hand wash basin, radiator, part tiled walls, laminate flooring, extractor fan.

#### BEDROOM TWO

10' 06" x 9' 09" (3.2m x 2.97m) Window to front, radiator.

#### BEDROOM THREE

7' 03" x 6' 11" (2.21m x 2.11m) Window to rear, radiator.



#### FAMILY BATHROOM

Window to front, panel enclosed bath with shower attachment, hand wash basin, low level W.C, extractor fan, radiator.



**OUTSIDE**

Gated block paved covered car port/driveway to the side of the property providing off road parking, side access to rear garden.

**GARAGE**

17' 01" x 8' 06" (5.21m x 2.59m) Single garage with up and over door, power and light connected.

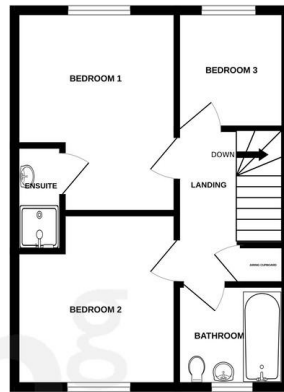
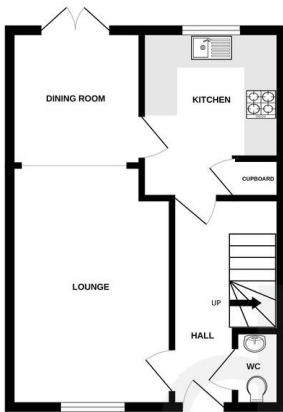
**REAR GARDEN**

Enclosed rear garden mainly laid to lawn with shrub borders, patio to the rear of the property, shed, outside tap.



GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Maple Leaf Mortgage ©2020

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

www.dmgtiptree.co.uk  
%office\_emailAddress%  
01621 815815

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