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DAVID MARTIN
GROUP

Berryfield Close
Tiptree, CO5 0FQ

£365,000
EPC Rating 'B'

- Three Bedroom Family Home
- Ensuite & Family Bathroom
- Carport Parking
- Unoverlooked Garden





Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented three-bedroom family home situated in a desirable location within the popular village of Tiptree, offering an excellent range of shops, schools and local amenities. The accommodation comprises a welcoming entrance hall, spacious lounge with double doors opening onto the rear garden, modern kitchen/diner with integrated appliances and further access to the garden, and a ground-floor cloakroom. To the first floor there are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. Externally, the property benefits from a car port providing parking for two vehicles and an attractive enclosed rear garden that is not overlooked, offering a good degree of privacy.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to front, tiled floor, radiator, under stairs storage cupboard, stairs rising to first floor landing.

LOUNGE

18' 00" x 10' 02" (5.49m x 3.1m) Window to front, double doors to rear garden, radiator.

KITCHEN/DINER

12' 06" x 11' 07" (3.81m x 3.53m) Comprehensively fitted with a range of wall and base units incorporating a one and a half a sink with drainer and mixer tap, integrated fridge/freezer, washing machine and dishwasher, four ring gas hob with extractor over, double eye level oven, tiled floor, spotlights, radiator, window to rear, door to rear garden.

CLOAKROOM

Wash hand basin, closed cistern W.C, heated towel rail, tiled floor, spotlights, extractor fan, part tiled walls.

LANDING

Lift access, airing cupboard, radiator, window to front.

BEDROOM ONE

13' 01" x 10' 02" (3.99m x 3.1m) Window to front, radiator, door to:

ENSUITE

Shower cubical, low level W.C, hand wash basin, spotlights, extractor fan, tiled floor, part tiled walls.

BEDROOM TWO

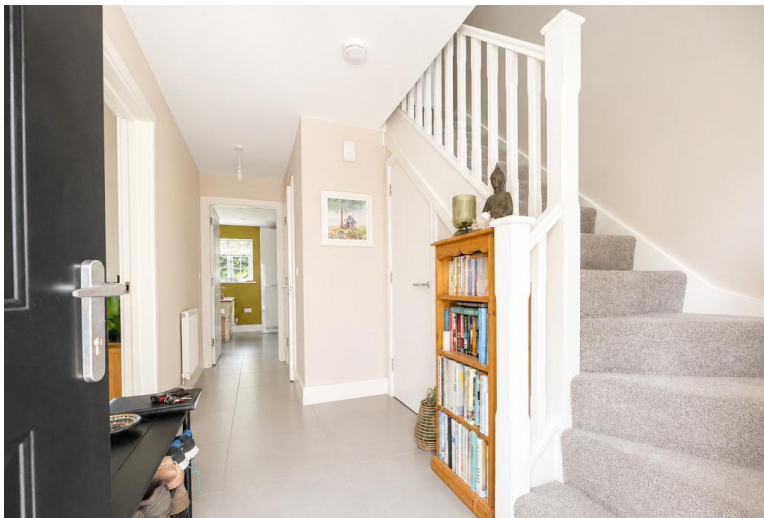
18' 01" x 8' 11" (5.51m x 2.72m) Windows to front and rear, radiator.

BEDROOM THREE

10' 04" x 6' 06" (3.15m x 1.98m) Window to front, radiator, fitted wardrobes.

FAMILY BATHROOM

Window to rear, panel enclosed bath with shower over, wash hand basin, closed cistern W.C, heated towel rail, tiled floor, part tiled walls, spotlights, extractor fan.





OUTSIDE

The front of the property is landscaped with established shrubs. To the side, a car port provides off-road parking, while timber double gates offer access to the rear garden.

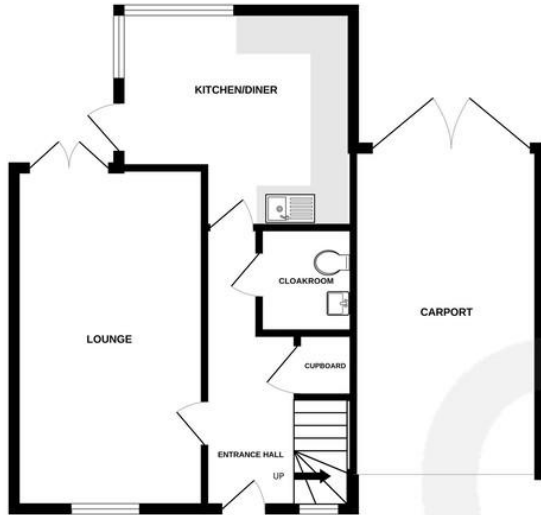
REAR GARDEN

Enclosed un-overlooked rear garden with patio area to the rear of the property, rest mainly laid to lawn with shrub borders, outside tap and power point.

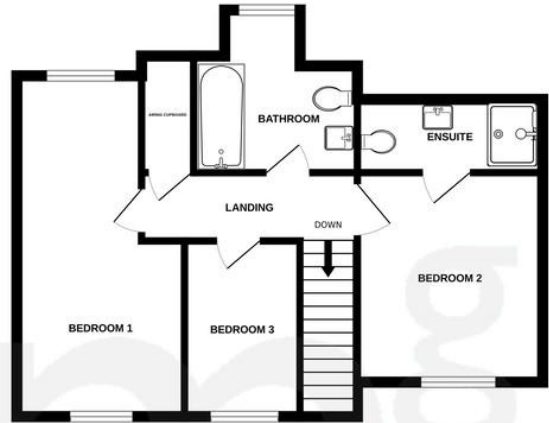




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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 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