

DAVID MARTIN GROUP

Barbrook Lane

Tiptree, Colchester, CO5 0EE

£450,000

EPC Rating ‘D’

- Three Bedroom Detached Bungalow
- Double Garage
- Bathroom & Ensuite
- Central Village Location





Spinneyfields, Barbrook Lane, Tiptree, Colchester, CO5 0EE







Property Description

We are pleased to offer for sale this well-presented three-bedroom detached bungalow, situated in a quiet cul-de-sac in the sought-after village of Tiptree. Beautifully maintained by the current owner, this attractive bungalow offers spacious and well-appointed living accommodation throughout. The property features a generous living area, a well-equipped kitchen, and three good-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room.

Externally, the property enjoys a beautifully landscaped rear garden, a double garage, ample off-road parking, and a low-maintenance front garden, making it an ideal home for those seeking both comfort and convenience.

ENTRANCE HALL
Radiator, access to the loft via a pull-down ladder, with the loft being partially boarded for storage. Airing cupboard and separate cupboard.









LOUNGE/DINER
26' 5" x 12' 6" (8.05m x 3.81m) Very spacious lounge/diner comprising of double-glazed windows to the rear and side aspects, French doors opening onto the rear garden, an open fireplace, and two radiators.

KITCHEN
11' 2" x 9' 7" (3.4m x 2.92m) Fitted with a stainless steel single-bowl sink and drainer unit with cupboards beneath, complemented by a range of matching base and eye-level units and roll-top work surfaces. Integrated double oven with hob and extractor fan, space for a fridge freezer, radiator, and a double-glazed window and door providing access to the rear garden.

BEDROOM ONE
11' 5" x 10' 9" (3.48m x 3.28m) Two double-glazed windows to the rear aspect, fitted wardrobes, and a radiator.

ENSUITE
Modern fitted en-suite, comprising a shower cubicle, wash hand basin, low-level WC, chrome heated towel rail, and an obscure double-glazed window to the side aspect.

BEDROOM TWO
10' 9" x 9' 7" (3.28m x 2.92m) Double-glazed window to the front aspect and a radiator.

BEDROOM THREE
10' 10" x 7' 8" (3.3m x 2.34m) Double-glazed window to the front aspect and a radiator.

BATHROOM
White suite comprising a panelled bath with mixer taps, low-level WC, pedestal wash hand basin, chrome heated towel rail, obscure double-glazed window to the side aspect, and tiled walls.

OUTSIDE

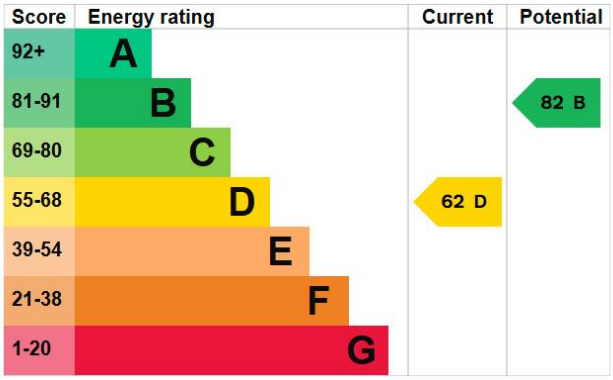
REAR GARDEN
Side access leads to the rear and side gardens, which are beautifully maintained and mainly laid to lawn. The gardens also feature a patio area, a garden shed (to remain), and a variety of established plants and shrubs.

FRONT
The property benefits from a double garage with an electric roller door, a shingle driveway providing ample off-road parking, and a low-maintenance front garden.









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