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DAVID MARTIN
GROUP

Maple Leaf
Tiptree, CO5 0NJ

Offers In Excess Of £350,000
EPC Rating 'TBC'

- Three Bedroom Semi-Detached House
- Newly Fitted Kitchen/Diner
- Off Road Parking
- Garden Room & Workshop





Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented three-bedroom semi-detached family home situated in the popular village of Tiptree, offering an excellent range of shops, schools and local amenities. The property has been thoughtfully improved by the current owners and provides spacious and well-planned accommodation throughout, comprising an entrance porch, welcoming entrance hall, warm and cosy lounge, newly fitted contemporary kitchen/diner with double doors opening onto the rear garden, and a ground floor cloakroom. To the first floor there are three bedrooms and a modern family bathroom. Externally the property benefits from off-road parking to the front with an EV charger installed, and a beautifully landscaped rear garden featuring a covered pergola, garden room and workshop, both with power and lighting connected. An early viewing is highly recommended to fully appreciate all that this excellent family home has to offer.



ENTRANCE PORCH

Enter the property via a part glazed entrance door to side aspect, spotlights, open to:

ENTRANCE HALL

half-height wall panelling, radiator, Amtico wood effect flooring, under stairs storage cupboard.

LOUNGE

14' 10" x 11' 10" (4.52m x 3.61m) Window to front, radiator, feature fireplace, recessed shelving with integrated lighting and built-in storage.



KITCHEN/DINER

18' 04" x 10' 00" (5.59m x 3.05m) Newly fitted shaker style kitchen with wall and base units incorporating a one and a half sink with drainer and mixer tap, kitchen peninsula with breakfast bar and storage beneath, integrated slimline dishwasher and washer/dryer, space for American style fridge/freezer, space for double eye level oven, five ring gas hob with extractor over, vertical radiator, spotlights, ceiling speakers, window and double doors to rear garden.

CLOAKROOM

Window to front, low level W.C, hand wash basin inset to vanity unit, spotlights, extractor fan, tiled floor.





LANDING

Window to side, loft access, airing cupboard.

BEDROOM ONE

13' 08" x 9' 06" (4.17m x 2.9m) Window to front, radiator, feature wall panelling to one wall.

BEDROOM TWO

10' 01" x 9' 08" (3.07m x 2.95m) Window to rear, radiator.

BEDROOM THREE

8' 09" x 7' 07" (2.67m x 2.31m) Window to front, radiator, laminate flooring.



FAMILY BATHROOM

Window to rear, panel enclosed bath with shower over, wash hand basin inset to vanity unit, low level W.C, spotlights, heated towel rail, extractor fan, part tiled walls.





OUTSIDE

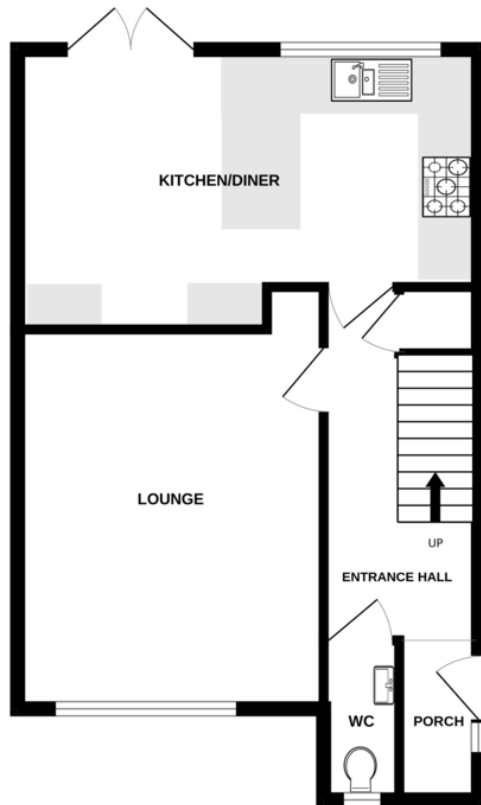
FRONT

Driveway providing off road parking, EV charger, gated side access to rear garden.

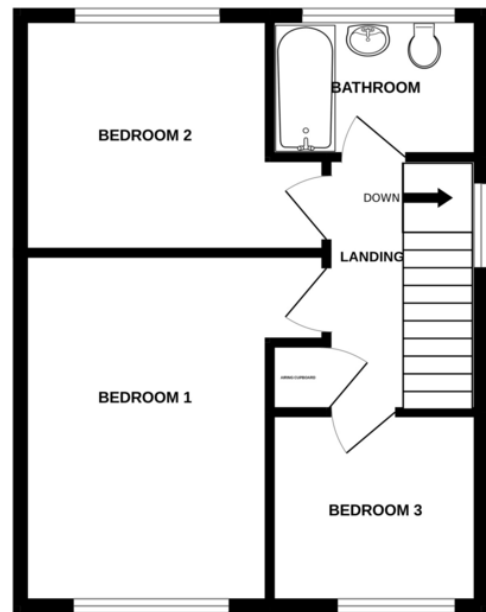
REAR GARDEN

Landscaped enclosed rear garden with Porcelain tiled patio, covered pergola, rest mainly laid to lawn, outside light and tap, workshop measuring 9'07ft. x 6'11ft. and garden room measuring 11'11ft. x 7'00ft. both with power and light connected, space behind for storage.

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 sq.m.) approx.

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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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