

DAVID MARTIN GROUP

Francis Close

Tiptree, CO5 0BT

£325,000

EPC Rating ‘D’

- Three Bedroom Semi-Detached House
- Garage & Off Road Parking
- Quiet Cul-de-sac Location
- Modern Shower Room





Francis Close, Tiptree, CO5 0BT







Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom family home, situated in a quiet cul-de-sac within the popular village of Tiptree. The property offers well-proportioned accommodation throughout and comprises a welcoming entrance hall, spacious lounge with open fireplace and open-plan access to the dining room, which features sliding doors leading directly onto the rear garden. The fitted kitchen also provides access to the garden. Upstairs, there are three bedrooms, a modern shower room and a separate WC. Externally, the property benefits from a driveway providing off-road parking, an integral garage and an enclosed rear garden. Tiptree is a popular village offering an excellent range of shops, schools and local amenities, making this an ideal family home. An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.









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

LOUNGE
12' 00" x 11' 09" (3.66m x 3.58m) Window to front, radiator, open fire, open to:

DINING ROOM
11' 03" x 9' 03" (3.43m x 2.82m) Radiator, sliding doors to rear garden.

KITCHEN
10' 11" x 9' 02" (3.33m x 2.79m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space and plumbing for washing machine, freestanding cooker and fridge/freezer, floor standing oil fired boiler, pantry cupboard, breakfast bar, window and door to rear.

LANDING
Airing cupboard, loft access.

BEDROOM ONE
12' 05" x 11' 10" (3.78m x 3.61m) Window to front, radiator, built in wardrobe.

BEDROOM TWO
11' 06" x 9' 04" (3.51m x 2.84m) Window to rear, radiator.

BEDROOM THREE
12' 03" x 7' 04" (3.73m x 2.24m) Window to front, radiator, wooden floor, built in cupboard.

SHOWER ROOM
Walk in shower, low level W.C, wash hand basin inset to vanity unit, heated towel rail, extractor fan, window to rear.

CLOAKROOM
Window to rear, low level W.C.

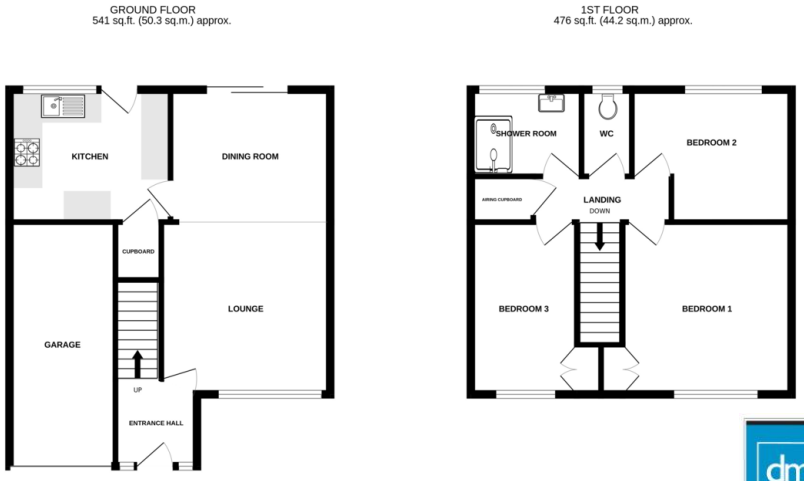


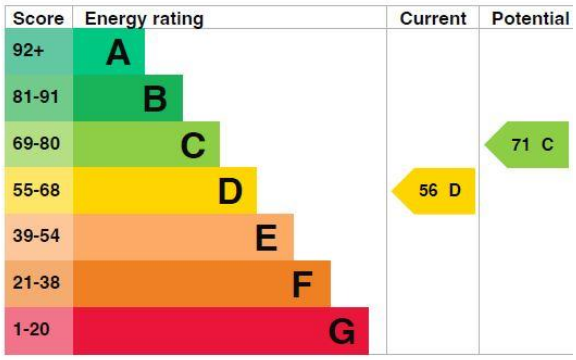


OUTSIDE
front garden laid to lawn with shrub border, driveway providing off road parking, side access to rear garden.

GARAGE
17' 00" x 7' 05" (5.18m x 2.26m) Integral garage with up and over door and power and light connected.

REAR GARDEN
Enclosed rear garden with patio area to the rear of the porperty, rest mainly laid to lawn, outside tap.











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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