



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

**3 Winston Avenue**  
Tiptree, Colchester, CO5 0JU

**Guide Price £300,000**  
EPC Rating 'C'

- Three Bedroom Semi Detached House
- Lounge and Conservatory
- Enclosed Garden To Rear
- Garage & Parking





## Property Description

\*Guide Price- £300,000-£325,000\*

David Martin Estate Agents are pleased to present this charming three-bedroom semi-detached house, located in the sought-after village of Tiptree. This well-proportioned family home benefits from a convenient position close to local shops, schools, and amenities, offering the perfect setting for modern family life. The accommodation includes a welcoming entrance hall, spacious lounge, separate dining room, and a bright conservatory. The fully fitted kitchen provides ample storage and work surface space, while the first floor features three comfortable bedrooms and a family bathroom. Externally, the property offers off-road parking and a garage, along with a private, enclosed rear garden - perfect for outdoor entertaining and relaxation. Viewing is highly recommended to fully appreciate the space and excellent location this property has to offer.

### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs



rising to first floor landing, storage cupboard, radiator, door to:

#### LOUNGE

13' x 10' 10" (3.96m x 3.3m) Window to front aspect, radiator, door to:

#### DINING ROOM

11' x 9' 6" (3.35m x 2.9m) Radiator, sliding patio door connecting to conservatory, door to kitchen:

#### LEAN TO CONSERVATORY

9' 5" x 7' 2" (2.87m x 2.18m) Being single glazed with windows to rear and side aspect, sliding door to rear aspect.



#### KITCHEN

10' 10" x 7' 2" (3.3m x 2.18m) Fitted with a range of units comprising of single drainer sink units inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, plumbing for washing machine and dishwasher, splash tiling, storage cupboard, gas fired boiler, windows to rear and side aspect and half glazed door to side aspect.

#### LANDING

Window to side aspect, access to loft space, door to:



#### BEDROOM ONE

13' x 10' 3" (3.96m x 3.12m) Window to front aspect, radiator, airing cupboard housing hot water cylinder.

#### BEDROOM TWO

11' 6" x 9' 4" (3.51m x 2.84m) Window to rear aspect, radiator

#### BEDROOM THREE

9' 10" x 6' 6" (3m x 1.98m) Window to front aspect, radiator, storage cupboard.

#### FAMILY BATHROOM

Suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, splash tiling, window to rear aspect, heated towel rail.



#### OUTSIDE

To the front of the property there is a garden laid to lawn with driveway to the side providing off road parking, gate to side with pedestrian access leading to detached garage with up and over door power and light connected.

#### REAR GARDEN

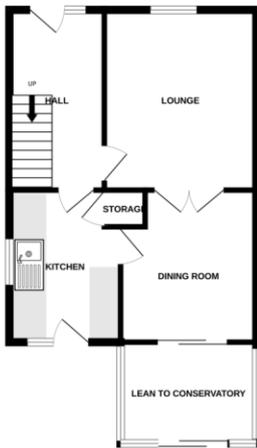
Rear garden being enclosed by panel fencing, laid to lawn.



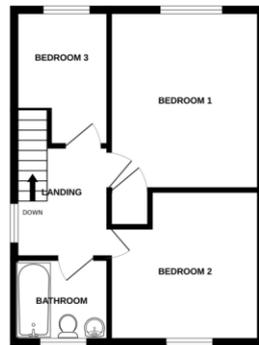
**AGENTS NOTE**

Viewing is advised to appreciate the setting and space the property offers.

GROUND FLOOR  
492 sq ft. (45.7 sq m.) approx.



1ST FLOOR  
421 sq ft. (39.1 sq m.) approx.



TOTAL FLOOR AREA: 913 sq ft. (84.8 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms etc may differ from the above and no responsibility is taken for any error. Dimensions are for guidance only. It is advised that prospective buyers should verify the accuracy of the floorplan and measurements. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency and no guarantee is made with respect to them. ©2023 David Martin Group

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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 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