



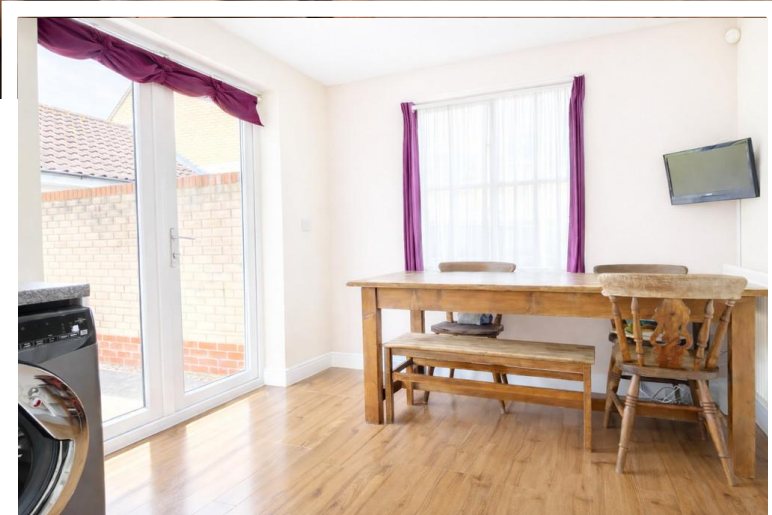
DAVID MARTIN
GROUP

Ketley Close
Tiptree, CO5 0FH

£340,000
EPC Rating 'TBC'

- Three Bedroom Semi-Detached House
- Kitchen/Diner
- Garage & Off Road Parking
- Ensuite & Family Bathroom





Property Description

David Martin Estate Agents are delighted to offer for sale this 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 features a welcoming entrance hall, a spacious and light-filled lounge with a bay window, and a kitchen/diner with double doors opening onto the garden, along with a convenient ground floor cloakroom. On the first floor there are three bedrooms, including a principal bedroom with an en-suite, as well as a family bathroom. Externally, the property benefits from a garage, off-road parking for up to four vehicles, and an enclosed low-maintenance, unoverlooked garden. Early viewing is highly recommended to avoid disappointment.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to front, built in cupboard, radiator, laminate flooring.

LOUNGE

15' 02" x 10' 07" (4.62m x 3.23m) Bay window to side, window to front, under stairs storage cupboard, laminate flooring, radiator.

KITCHEN/DINER

15' 02" x 8' 07" (4.62m x 2.62m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, four ring gas hob with extractor over, space and plumbing for washing machine, dishwasher and fridge/freezer, radiator, laminate flooring, cupboard housing gas fired boiler, window to front, window and double doors to garden.



CLOAKROOM

Low level W.C, hand wash basin, radiator, laminate flooring, extractor fan.

LANDING

Access to boarded loft with ladder, radiator, laminate flooring.



BEDROOM ONE

12' 04" x 10' 10" (3.76m x 3.3m) Window to side, laminate flooring, radiator, airing cupboard housing hot water cylinder, door to:

ENSUITE

Window to front, shower cubical, wash hand basin, radiator, laminate flooring, extractor fan, spotlights.

BEDROOM TWO

10' 09" x 6' 06" (3.28m x 1.98m) Window to front, radiator, laminate flooring.

BEDROOM THREE

8' 11" x 8' 06" (2.72m x 2.59m) Window to side, radiator, laminate flooring.



FAMILY BATHROOM

Window to front, panel enclosed bath with shower attachment, low level W.C, hand wash basin, radiator, laminate flooring, spotlights, extractor fan.



OUTSIDE

FRONT

Off road parking for four vehicles, side access to rear garden.

REAR GARDEN

Unoverlooked enclosed garden with patio areas to the rear of the property and the rear of the garden, rest mainly laid to lawn, outside power point and tap.

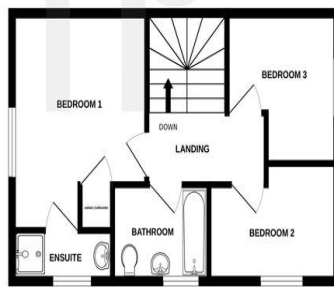
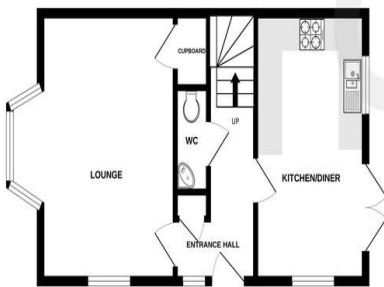
GARAGE

Single garage with up and over door, power and light connected, eaves storage, door to garden.



GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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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