

DAVID MARTIN GROUP

Wilkin Drive

Tiptree, CO5 0RS

Guide Price £300,000 - £315,000

EPC Rating ‘C’

- Three Bedroom Family Home
- Ensuite & Family Bathroom
- Garage & Parking
- Central Village Location





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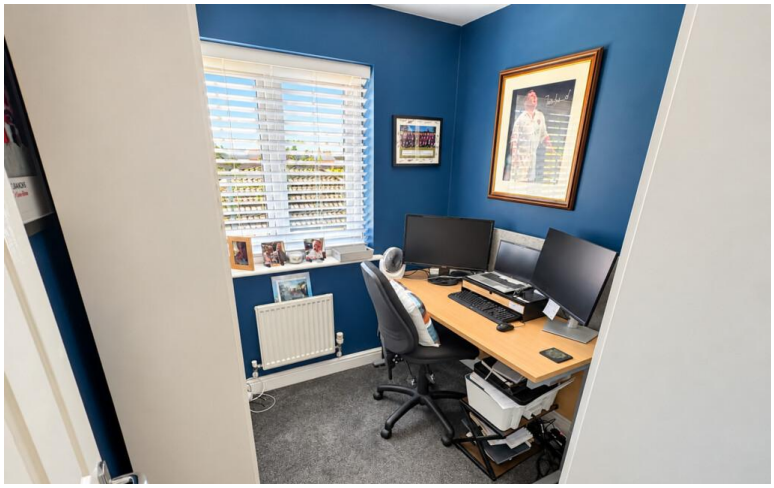
Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom family home, situated on the popular Grove Park development in the village of Tiptree. The property comprises a lounge open-plan dining area, featuring double doors leading into a conservatory. The conservatory benefits from further double doors providing access to the enclosed rear garden. There is also a fitted kitchen and a convenient ground-floor cloakroom. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. Externally, the property enjoys an enclosed rear garden, ideal for families and outdoor entertaining, together with a garage to the rear and parking in front. Tiptree is a popular village offering an excellent range of shops, schools and local amenities. An internal viewing is highly recommended to fully appreciate the accommodation and location this property has to offer.









ENTRANCE HALL
Enter the property via a part glazed entrance door to front aspect, radiator, Karndean wood effect flooring, under stairs storage cupboard, stairs rising to first floor landing.

LOUNGE
14' 00" x 10' 00" (4.27m x 3.05m) Window to front, vertical radiator, open to:

DINING ROOM
8' 05" x 8' 00" (2.57m x 2.44m) Radiator, double doors to:

CONSERVATORY
9' 05" x 9' 03" (2.87m x 2.82m) Windows to rear and side, Karndean wood effect flooring, radiator, double doors to rear garden.

KITCHEN
10' 02" x 8' 05" (3.1m x 2.57m) Comprehensively fitted with a range of wall and base units incorporating a ceramic one and a half sink with drainer and mixer tap, tiled splash back, electric oven, four ring gas hoe with extractor over, space for washing machine and fridge freezer, cupboard housing gas fired boiler, pantry cupboard, karndean wood effect flooring, window to rear.

CLOAKROOM
Low level W.C, hand wash basin inset to vanity unit, heated towel rail, Karndean wood effect flooring, fully tiled.

LANDING
Loft access, radiator, airing cupboard.

BEDROOM ONE
14' 01" x 9' 09" (4.29m x 2.97m) Window to rear, radiator, door to:

ENSUITE
Shower cubical, wash hand basin, spotlights, extractor fan, fully tiled, heated towel rail.

BEDROOM TWO
9' 10" x 9' 09" (3m x 2.97m) Window to front, radiator.

BEDROOM THREE
7' 03" x 6' 11" (2.21m x 2.11m) Window to rear, radiator.

FAMILY BATHROOM
Window to front, panel enclosed with shower attachment, wash hand basin, low level W.C, fully tiled walls, extractor fan, spotlights, radiator.





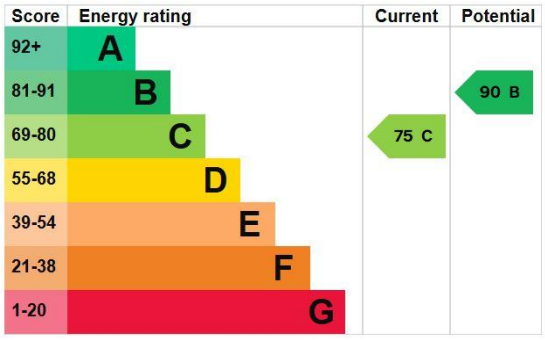
GARAGE & PARKING

Single garage located to the rear of the property with up and over door, power and light connected, boarded eaves storage, door to rear garden, parking space to the front of the garage.

REAR GARDEN

Enclosed rear garden with decked seating area, rest mainly laid to lawn.





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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