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DAVID MARTIN
GROUP

Ager Avenue
Tiptree, CO5 0GL

Guide Price £525,000 - £550,000
EPC Rating 'C'

- FOUR BEDROOMS
- OFF ROAD PARKING & GARAGE
- LANDSCAPED REAR GARDEN
- OPEN PLAN KITCHEN/LIVING/FAMILY ROOM





Property Description

We are delighted to offer for sale this beautifully presented detached four-bedroom family home, situated on the highly sought-after Bloor Homes development. Ideally located within close proximity to local shops, amenities and both primary and secondary schools, this property is perfectly suited to modern family living. The spacious accommodation comprises a welcoming entrance hall, a separate lounge, a cloakroom and a practical utility cupboard. To the rear of the property is a stunning open-plan kitchen, dining and family room, providing an ideal space for entertaining and everyday family life, with direct access to the rear garden.





Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and a stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. Externally, the property enjoys a recently landscaped rear garden, offering a fantastic outdoor space to relax and entertain. The garage has been thoughtfully divided to provide both a workshop and useful storage/parking space, while the driveway offers ample off-road parking. To the front, the property enjoys an attractive outlook overlooking open green space, enhancing its peaceful setting. An internal viewing is highly recommended to fully appreciate the spacious accommodation and enviable location this exceptional family home has to offer.



ENTRANCE HALL

Enter the property via a uPVC double-glazed front door into a welcoming entrance hall, offering access to the principal ground floor accommodation and staircase rising to the first floor.

UTILITY CUPBOARD

A useful utility cupboard providing space and plumbing for a washing machine and tumble dryer, while also housing the internet connections, offering a practical solution for laundry and household storage.



CLOAKROOM

Comprising a low-level WC and a pedestal wash hand basin with tiled splashback. Obscure double-glazed window to the front aspect, radiator and extractor fan. A convenient ground floor cloakroom, ideal for guests and everyday family use.

KITCHEN/DINING FAMILY ROOM

23' 8" x 13' 11" (7.21m x 4.24m) A spacious and impressive open-plan kitchen, dining and family room, creating the perfect hub of the home for modern family living and entertaining. The kitchen is fitted with a range of matching wall and base units with granite work surfaces incorporating a sink and drainer. Integrated appliances include a fridge/freezer, dishwasher, electric oven and hob with extractor hood over. There is ample space for both a dining table and comfortable seating area. Double-glazed French doors, together with a rear aspect window, flood the room with natural light and provide direct access to the rear garden.



LOUNGE

13' 6" x 13' 6" (4.11m x 4.11m) A comfortable and well-proportioned living room featuring a large box bay window to the front aspect, allowing an abundance of natural light to fill the space. A perfect



room for relaxing or entertaining.

FIRST FLOOR

BEDROOM ONE

12' 1" x 9' 6" (3.68m x 2.9m) A spacious principal bedroom featuring a range of built-in sliding wardrobes, providing excellent storage. Double-glazed window to the rear aspect overlooking the garden, with direct access to a modern en-suite shower room.

ENSUITE

Comprising a fully enclosed shower cubicle, low-level WC and pedestal wash hand basin. Further benefits include a dual fuel heated towel rail, an obscure double-glazed window to the side aspect and an extractor fan



BEDROOM TWO

12' 11" x 8' 1" (3.94m x 2.46m) A generously proportioned double bedroom with ample space for freestanding wardrobes and additional bedroom furniture. Double-glazed window to the front aspect

BEDROOM THREE

10' 4" x 8' 7" (3.15m x 2.62m) A well-proportioned bedroom with a double-glazed window to the rear aspect



BEDROOM FOUR

10' 5" x 7' 6" (3.18m x 2.29m) A well-proportioned bedroom with a double-glazed window to the front aspect,

BATHROOM

Fitted with a modern four-piece suite comprising a panel-enclosed bath, separate shower cubicle, low-level WC and pedestal wash hand basin. Further benefits include a dual fuel heated towel rail, an obscure double-glazed window to the side aspect, and an extractor fan.





OUTSIDE

The recently landscaped rear garden has been thoughtfully designed to create an attractive and low-maintenance outdoor space. A generous patio area provides the perfect setting for al fresco dining and entertaining, with a pathway leading to a superb, raised decking area at the rear of the garden, which enjoys a sunny aspect and makes an ideal spot to relax. The remainder of the garden is laid with artificial lawn, complemented by well-stocked flower borders. Additional features include external power sockets, an outside tap, and double doors providing convenient access to the workshop section of the garage.



FRONT

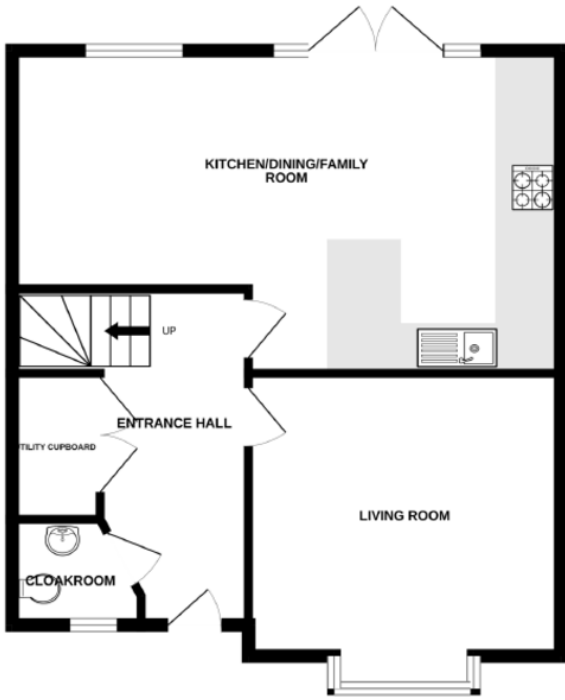
To the front of the property is a generous driveway providing ample off-road parking for several vehicles and access to the garage. The property enjoys an attractive open outlook across a landscaped green, enhancing its kerb appeal and offering a pleasant setting.

LOCATION

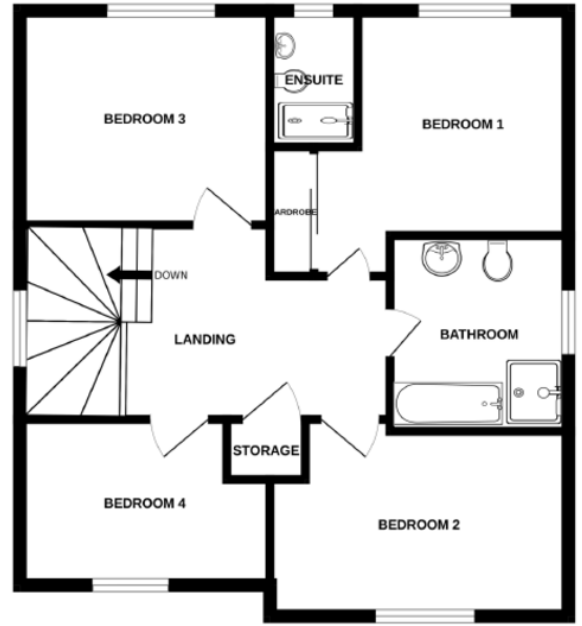
Tiptree is a thriving and highly sought-after Essex village, renowned for its welcoming community, excellent amenities, and picturesque countryside surroundings. Famous as the home of Tiptree Jam, the village offers a superb range of independent shops, supermarkets, cafés, healthcare facilities, and leisure amenities. Families benefit from a selection of well-regarded primary and secondary schools, making the village a popular choice for those with children. For commuters, Tiptree enjoys convenient access to the A12, while nearby Kelvedon and Witham railway stations provide direct services to London Liverpool Street. Regular bus services also connect the village to Colchester, Chelmsford, Maldon, and the surrounding areas, offering an ideal balance of rural village living and excellent transport links.



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	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