DAVID MARTIN GROUP

The Cut, Church Road

Tiptree, CO5 0TQ

Guide Price £375,000 - £395,000

EPC Rating 'D'

- Extended Three Bedroom Semi-Detached House
- Three Reception Rooms
- Two Bathrooms
- Central Village Location

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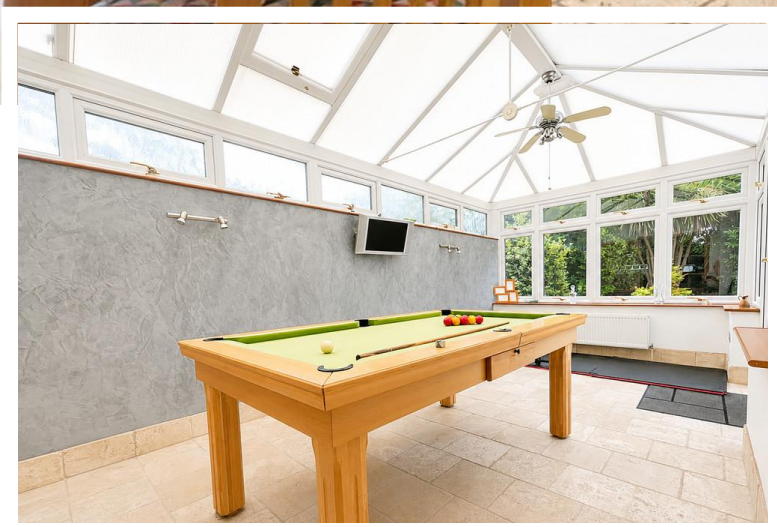


Property Description

David Martin Estate Agents are delighted to offer for sale this extended three-bedroom semi-detached house, offering spacious and versatile accommodation, ideally situated in the centre of the village within walking distance of local shops, schools and amenities. The property comprises an entrance porch, welcoming entrance hall, fitted kitchen, lounge, separate dining room, spacious conservatory with double doors opening onto the south-facing rear garden, rear lobby with access to the garden, ground floor shower room and a useful understairs utility cupboard. To the first floor there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking, covered side access offering excellent storage space, and an enclosed south-facing rear garden. An early viewing is highly recommended.

ENTRANCE PORCH
Enter the porperty via entrance door to side aspect, window to front, tiled floor, open to:

ENTRANCE HALL
Radiator, oak flooring, stairs rising to first floor landing, under stairs utility cupboard with window to front and space and plumbing for appliances.

DINING ROOM
10' 01" x 10' 00" (3.07m x 3.05m) Window to front, radiator, oak flooring.

KITCHEN/BREAKFAST ROOM
12' 08" x 9' 00" (3.86m x 2.74m) Comprehensively fitted with a range of wall and base with an inset butler style sink, tiled splash back, oven, four ring gas hob with extractor over, integrated dishwasher and fridge, under cabinet lighting, radiator, tiled floor, window to side, open to:

LOBBY
Tiled floor, radiator, door to garden, double doors to conservatory.

LOUNGE
14' 00" x 12' 01" (4.27m x 3.68m) Radiator, feature fireplace with open fire, double doors to:

CONSERVATORY
19' 00" x 09' 10" (5.79m x 3m) Windows to rear and side, tiled floor, radiator, ceiling fan, double doors to rear garden.

SHOWER ROOM
Window to rear, low level W.C, hand wash basin, shower cubical, spotlights, extractor fan.

LANDING
Window to side, loft access.

BEDROOM ONE
12' 11" x 12' 01" (3.94m x 3.68m) Window to rear. radiator.

BEDROOM TWO
10' 01" x 10' 00" (3.07m x 3.05m) Window to front, laminate flooring, radiator.

BEDRROM THREE
11' 10" x 7' 03" (3.61m x 2.21m) Window to rear, radiator, laminate flooring, walk in cupboard with wall mounted gas fired boiler.

FAMILY BATHROOM
Window to side, P-shaped bath with shower over, wash hand basin inset to vanity unit, low level W.C, extractor fan, radiator.

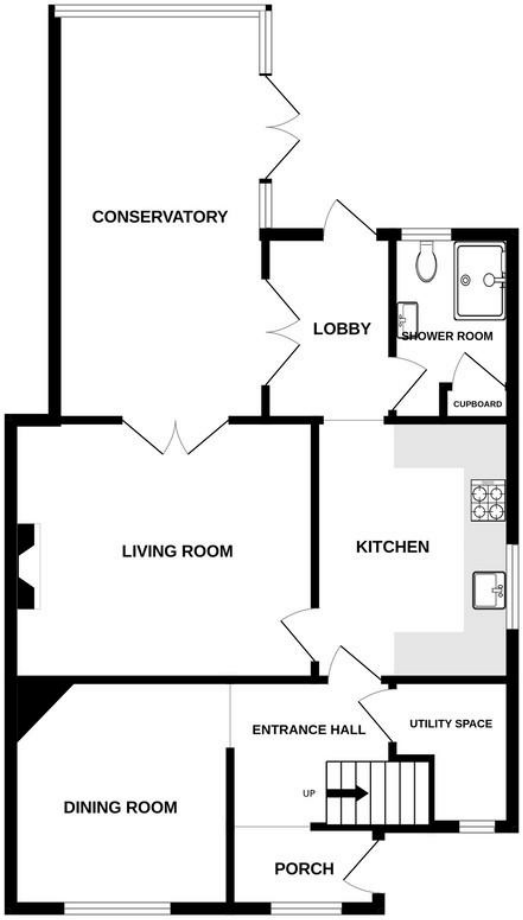
OUTSIDE

Front garden laid to lawn, driveway providing off road parking for several vehicles, covered side access to rear garden providing storage space.

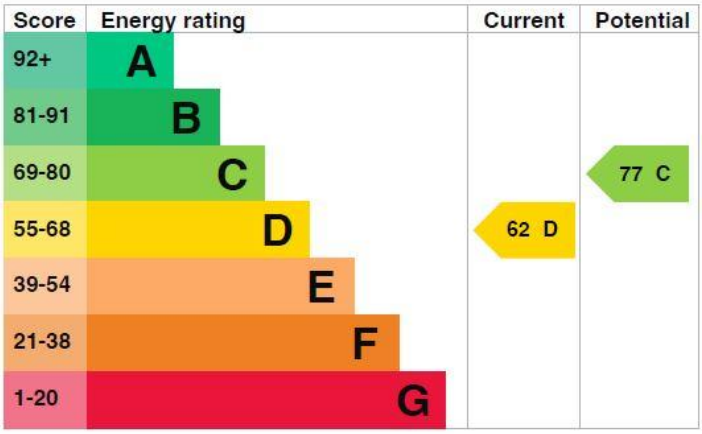
REAR GARDEN

Enclosed south facing rear garden with patio area to the rear of the property, rest mainly laid to lawn with shrub and tree borders, outside tap ad power point.

GROUND FLOOR



1ST FLOOR



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

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