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DAVID MARTIN
GROUP

Wilkin Drive
Tiptree, CO5 0RS

£525,000
EPC Rating 'TBC'

- Substantial Four Bedroom Detached House • Two Ensuities & Family Bathroom
- Double Garage & Gated Car Port • CHAIN FREE





Property Description

David Martin Estate Agents are delighted to offer for sale this substantial four-bedroom family home situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. Offering spacious and versatile accommodation throughout, the property comprises a welcoming entrance hall, a generous kitchen/diner with access to the rear garden and double doors opening into the lounge, which also benefits from garden access, a separate dining room, a study, and a ground floor cloakroom. To the first floor, the impressive principal bedroom features a dressing room and en-suite shower room, while there are three further well-proportioned bedrooms, one of which benefits from an en-suite, together with a family bathroom. Externally, the property enjoys a double-gated carport, a detached double garage, and an enclosed rear garden ideal for relaxing and entertaining. The property is offered for sale with no onward chain.



ENTRANCE HALL

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

KITCHEN/DINER

16' 02" x 12' 09" (4.93m x 3.89m) Fitted with a range of wall and base units incorporating two sinks with drainers and mixer taps, four ring induction hob with extractor over, double eye level oven, integrated washing machine, fridge and dishwasher, space for tumble dryer, peninsula with storage beneath and breakfast bar, spotlights, radiator, laminate flooring, windows and door to rear garden, double doors to:



LOUNGE

15' 10" x 12' 08" (4.83m x 3.86m) Windows and door to rear garden, two radiators, feature fireplace with inset gas fire.

DINING ROOM

12' 08" x 9' 11" (3.86m x 3.02m) Window to front with fitted shutters, radiator, laminate flooring.

STUDY

9' 04" x 7' 02" (2.84m x 2.18m) Window to front with fitted shutters, radiator, laminate flooring.



CLOAKROOM

Window to side, low level W.C, hand wash basin, radiator, laminate flooring.





LANDING

Loft access, airing cupboard.

BEDROOM ONE

17' 04" x 11' 09" (5.28m x 3.58m) Windows to front and rear, two radiators.

DRESSING ROOM

11' 11" x 9' 04" (3.63m x 2.84m) Window to rear, radiator, built in wardrobes to one wall.

ENSUITE

Window to rear, shower cubical, wash hand basin inset to vanity unit, closed cistern W.C, panel enclosed bath with shower attachment, tiled floor, spotlights, extractor fan, radiator, part tiled walls.



BEDROOM TWO

12' 10" x 12' 00" (3.91m x 3.66m) Window to front, radiator, built in wardrobe, door to:

ENSUITE

Shower cubical, wash hand basin inset to vanity unit, low level W.C, spotlights, radiator, extractor fan.

BEDROOM THREE

12' 09" x 11' 03" (3.89m x 3.43m) Window to front, radiator, built in wardrobe.



BEDROOM FOUR

9' 11" x 9' 06" (3.02m x 2.9m) Window to rear, radiator.

FAMILY BATHROOM

Window to rear, corner bath with shower attachment, wash hand basin inset to vanity unit, closed cistern W.C, radiator, extractor fan, spotlights.





OUTSIDE

The property is set behind decorative wrought-iron fencing with newly planted laurel hedging, creating an appealing frontage and enhanced privacy. A block-paved driveway leads to timber double gates, opening into a spacious double car port and providing ample off-road parking for several vehicles. The covered parking area gives access to the rear of the property

DOUBLE GARAGE

Detached double garage with tow up and over doors, power and light connected, door to garden.

REAR GARDEN

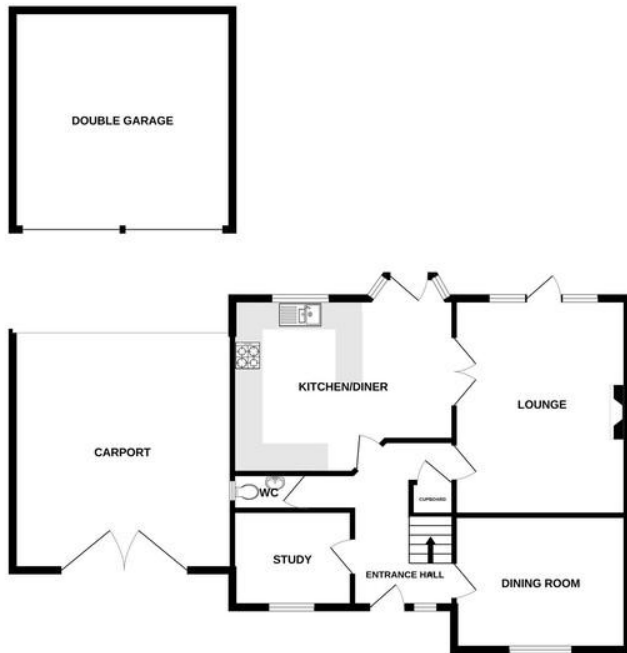
Enclosed rear garden with a paved patio seating area to the rear of the property, with the remainder mainly laid to lawn and bordered by mature shrubs and trees, providing a good degree of privacy. Further benefits include outside lighting and an external water tap.

LOCATION

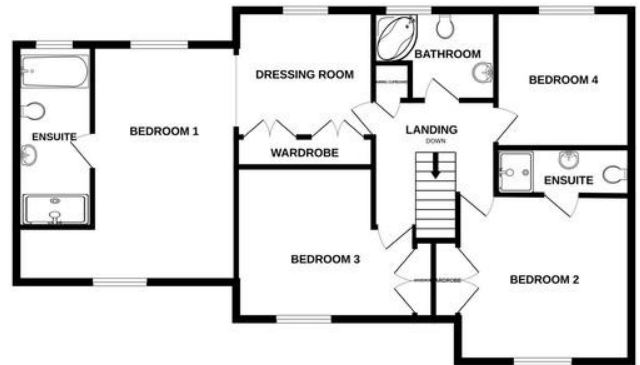
Tiptree is a highly regarded and well-served village located in the heart of Essex, renowned for its attractive surroundings, strong sense of community and excellent local amenities. The village offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, together with highly regarded primary and secondary schooling. Tiptree is perhaps best known as the home of the famous Wilkin & Sons Tiptree Jam factory and tea rooms. Conveniently positioned for access to the nearby towns of Colchester, Witham and Maldon, the village also benefits from good transport links to London via mainline railway stations at Kelvedon and Witham, making it an ideal location for commuters and families alike.



GROUND FLOOR
1228 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
967 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 2195 sq.ft. (203.9 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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