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DAVID MARTIN
GROUP

Elwin Road
Tiptree, CO5 0HL

Guide Price £450,000 - £475,000
EPC Rating 'C'

- Three Bedroom Detached Bungalow
- Quiet Private Cul-de-Sac
- Garage & Driveway
- Central Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented three-bedroom detached bungalow, ideally situated within a quiet private cul-de-sac in the heart of the popular village of Tiptree. The property is conveniently located close to an excellent range of shops, schools and local amenities, while offering a peaceful and private setting. Internally, the accommodation comprises a welcoming entrance hall, kitchen/diner with access to the rear garden, spacious lounge with sliding doors leading into a conservatory, three bedrooms, a modern shower room and a separate cloakroom. Externally, the property benefits from a front garden, a driveway providing off-road parking for several vehicles, and a southerly facing enclosed rear garden, offering an excellent outdoor space for relaxing. A viewing is highly recommended to fully appreciate the property's desirable position and the many features it has to offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, built in storage cupboard, airing cupboard, spotlights, radiator.

KITCHEN/DINER

15' 07" x 11' 04" (4.75m x 3.45m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space for freestanding cooker, washing machine and fridge/freezer, peninsula with storage beneath, radiator, spotlights, windows to side and rear, door to rear garden.



LOUNGE

18' 02" x 11' 11" (5.54m x 3.63m) Feature fireplace with inset gas fire, radiator, sliding doors to:

CONSERVATORY

9' 06" x 6' 06" (2.9m x 1.98m) Windows to rear and side, door to rear garden.

CLOAKROOM

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

BEDROOM ONE

13' 09" x 11' 11" (4.19m x 3.63m) Large box bay window to front, radiator.



BEDROOM TWO

10' 11" x 10' 00" (3.33m x 3.05m) Window to rear, radiator.

BEDROOM THREE

9' 10" x 6' 09" (3m x 2.06m) Window to side, radiator.

SHOWER ROOM

Window to front, walk in shower, low level W.C, hand wash basin inset to vanity unit, heated towel rail, fully tiled.





OUTSIDE

Driveway to the front of the property providing off-road parking for several vehicles, with a front garden laid to lawn with shrub borders. Side access leads to the rear garden.

GARAGE

17' 11" x 9' 11" (5.46m x 3.02m) integral garage with electric door, power and light connected, wall mounted gas fired boiler, door to inner hallway.

REAR GARDEN

Enclosed, southerly facing rear garden featuring a paved patio area adjoining the property, with the remainder predominantly laid to lawn and complemented by well-established shrub and flower borders. Outside tap and timber garden shed to remain.

GROUND FLOOR



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 guidance 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. Made with Metagage C2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 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