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DAVID MARTIN
GROUP

Maldon Road
Tiptree, CO5 0BN

Guide Price £800,000 - £850,000
EPC Rating 'D'

- Five Bedroom Detached house
- 0.38 Acre Plot
- 30ft. x 15ft. Swimming Pool
- Four Reception Rooms



Maldon Road, Tiptree, CO5 0BN



Property Description

David Martin Estate Agents are delighted to offer for sale this impressive and versatile detached family home, occupying a generous plot and benefiting from a swimming pool, situated in the highly sought-after village of Tiptree. The village offers an excellent range of shops, schools and local amenities, making this an ideal location for families. The spacious and well-proportioned accommodation comprises an entrance porch, a large lounge with double doors opening onto the rear garden, a study, additional reception room, dining room opening into a spacious kitchen/diner with double doors to the rear, utility room and ground-floor shower room. To the first floor, there are five bedrooms, including a principal bedroom with en-suite facilities, along with a modern family bathroom. With its generous accommodation, versatile living spaces, large plot and swimming pool, this exceptional property offers plenty of space and flexibility for a growing family.





Externally, the property occupies a large plot and boasts ample parking to the front, with gated vehicular access to the side leading to additional parking and a detached double garage, which houses the swimming pool boiler and filtration system. The impressive outdoor space includes a 30ft x 15ft swimming pool with surrounding patio, an allotment/working garden and a large open lawned garden, complemented by mature fruit trees and established shrub and flower borders, with open fields to the rear of the garden. There is also a substantial 29ft x 15ft summer house with power and lighting connected. Further benefits include an outside tap and external power points.



ENTRANCE PORCH

Enter the property via entrance door to front aspect, windows to side, radiator, tiled floor.

RECEPTION ROOM

11' 11" x 10' 00" (3.63m x 3.05m) Window to front, radiator, fireplace with open fire, built in storage cupboard under stairs.

LOUNGE

22' 07" x 12' 09" (6.88m x 3.89m) Window to front, double doors and windows to rear, radiator.

STUDY

11' 11" x 9' 11" (3.63m x 3.02m) Window to front, radiator, fireplace with open fire.



DINING ROOM

16' 01" x 10' 00" (4.9m x 3.05m) Window to side, radiator, double doors to:

KITCHEN/DINER

14' 10" x 13' 00" (4.52m x 3.96m) Comprehensively fitted with a range of wall and base units with granite work top over, one and a half sink with drainer and mixer tap, Rangemaster cooker with extractor over, integrated dishwasher and fridge, tiled floor, spotlights, radiator, windows to rear and side, double doors to rear.



UTILITY ROOM

Fitted with a range of wall and base units with inset butler style sink, space and plumbing for washing machine, tumble drier and freezer, tiled floor, airing cupboard, radiator, window to side.

WET ROOM

Separate shower and cloakroom cubicle, spotlights, radiator, window to side, door to rear.



LANDING

Window to side, loft access.

BEDROOM ONE

12' 09" x 9' 08" (3.89m x 2.95m) Two windows to rear, two radiators, fitted wardrobes to one wall, door to:

ENSUITE

Window to side, shower cubicle, low level W.C, hand wash basin, radiator, tiled floor.

BEDROOM TWO

12' 10" x 9' 07" (3.91m x 2.92m) Window to front, radiator, wash hand basin inset to vanity unit.



BEDROOM THREE

11' 11" x 10' 00" (3.63m x 3.05m) Window to front, radiator, built in cupboard.

BEDROOM FOUR

11' 11" x 10' 00" (3.63m x 3.05m) Window to front, radiator, built in cupboard.

BEDROOM FIVE

9' 07" x 6' 06" (2.92m x 1.98m) Window to rear, radiator.



FAMILY BATHROOM

Window to side, panel enclosed bath with shower over, hand wash basin, low level W.C, bidet, fully tiled, radiator.





OUTSIDE

The front garden is laid to lawn and enclosed by a brick wall. A driveway provides off-road parking and leads to the side of the property, where vehicular gated access opens onto further parking to the rear, leading to the double garage.

DOUBLE GARAGE

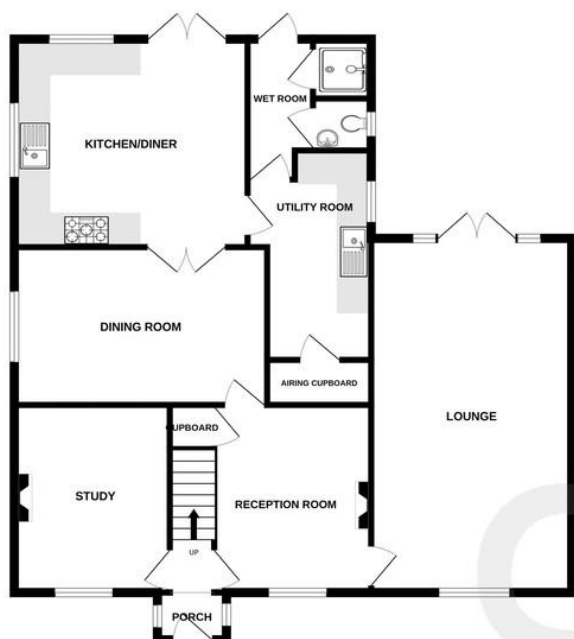
Detached double garage with up and over doors, power and light connected, pool boiler and filtration system to the rear, door to side.

REAR GARDEN

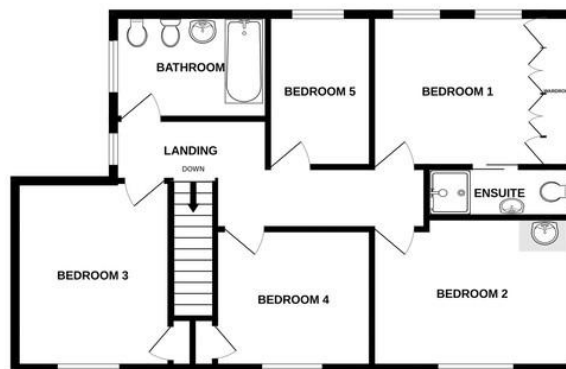
The property enjoys an impressive and versatile outside space, featuring a 30ft x 15ft swimming pool with surrounding patio area and summer house, ideal for outdoor entertaining and relaxation. The extensive garden also includes a pond, established fruit trees and generous areas laid mainly to lawn. To the rear of the plot is a substantial 29ft x 15ft summer house/workshop with power and lighting connected, offering excellent potential for a variety of uses. A separate allotment/working garden is divided from the main garden by trellising, providing an ideal space for growing vegetables and produce. Further benefits include an outside tap and power points.



GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1834 sq.ft. (170.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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