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DAVID MARTIN
GROUP

Anchor Road
Tiptree, CO5 0AL

Guide Price £385,000 - £395,000

EPC Rating 'C'

- Extended Three Bedroom Semi Detached House
- Garage & Ample Parking
- Utility Room
- Central Village Location





Property Description

David Martin Estate Agents are delighted to present this extended and well-maintained 3/4 bedroom semi-detached home, ideally located within walking distance of Tiptree village centre with its excellent range of shops, schools and local amenities. The property offers spacious and versatile family accommodation including a welcoming entrance hall, a generous lounge with double doors leading to a separate dining room/bedroom four with sliding doors onto the rear garden, a kitchen with direct access to the garden and a utility room with walk-in shower and side door. Upstairs there are three bedrooms and a modern family bathroom. Externally the home benefits from a driveway providing off-road parking leading to a garage, together with an established enclosed rear garden ideal for outdoor living. Viewing is highly recommended to appreciate the space, setting and finish on offer.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs to first floor landing, storage cupboard, radiator, door to:

LOUNGE/DINER

23' 8" x 11' 8" (7.21m x 3.56m) Reducing to 9'2" A spacious living room being well lit by window to front aspect, the room features a open fireplace with log burner inset, radiator, fully glazed double doors connecting to:

SEPERATE DINING ROOM/BEDROOM FOUR

12' 9" x 9' 2" (3.89m x 2.79m) Fully glazed double doors to rear aspect, double radiator, door to shower/utility room.



KITCHEN

11' x 8' 11" (3.35m x 2.72m) Comprehensively fitted with a range of stylish units comprising of ceramic sink unit inset to granite work tops with drawers and cupboards under, matching range of eye level wall mounted units, gas hob and electric double oven inset to remain, integrated fridge and dishwasher which we understand from the vendor are to remain, gas fired combination boiler, windows to side aspect and part glazed door to rear aspect.



SHOWER/UTILITY ROOM

Double Walk-in shower screen, splash tiling, sink unit inset to worksurface with appliance storage and cupboards under, splash tiling, tiled floor, window to rear and side, half glazed door to side, ornate radiator with towel rail, plumbing for washing machine.





LANDING

Window to side aspect, door to:

BEDROOM ONE

12' x 11' (3.66m x 3.35m) Window to front aspect, radiator.

BEDROOM TWO

11' 6" x 11' 6" (3.51m x 3.51m) Window to rear aspect, radiator, fitted wardrobes and storage cupboard.

BEDROOM THREE

9' 2" x 7' 6" (2.79m x 2.29m) Window to front aspect, radiator, storage cupboard.



FAMILY BATHROOM

Stylish white suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling, radiator, window to rear aspect.





OUTSIDE

To the front of the property, there is a driveway providing off-road parking, which continues to the side of the property and leads to a garage. The front garden features a selection of shrubs bordered by a low brick wall, and there is side access to the rear garden.

GARAGE

Single garage with up an over door.

REAR GARDEN

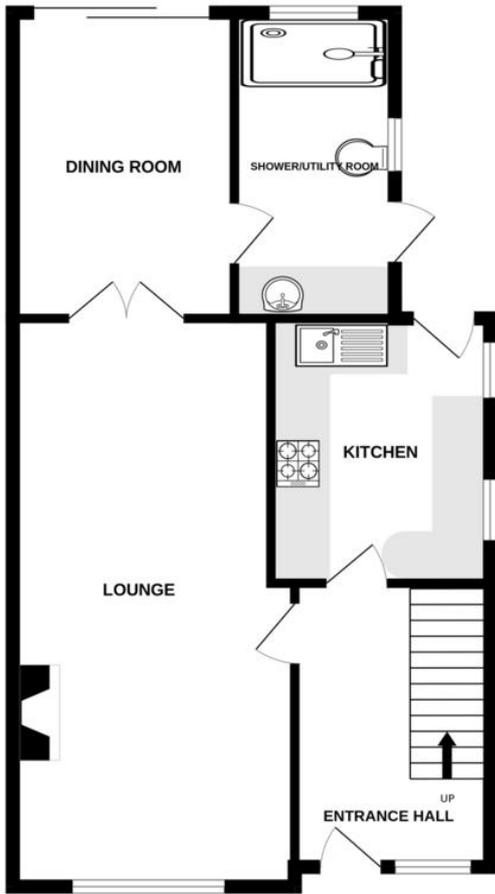
Being well enclosed by fencing and hedges the garden is laid to lawn with shrubs and patio to the rear of the property.

AGENTS NOTE

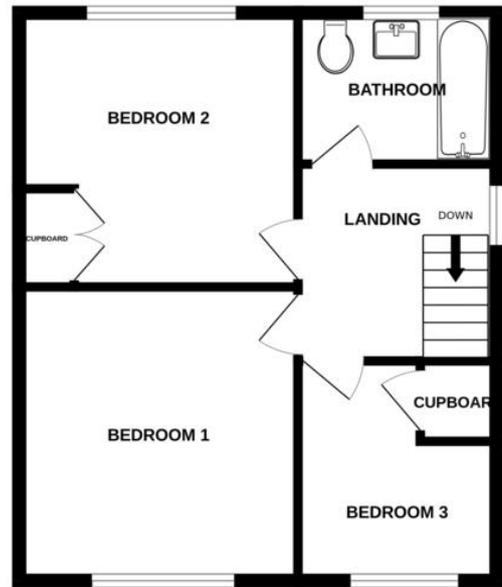
Viewing is advised to appreciate the setting, finish and space the property offers.



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 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 and 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