



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Elizabeth Drive**  
Tiptree, CO5 0GA

**£395,000**  
EPC Rating 'B'

- Three Bedroom Semi-Detached House
- Cloakroom & Utility Room
- Ensuite & Family Bathroom
- Good Sized Rear Garden & Off-Road Parking





## Property Description

David Martin Estate Agents are proud to present this immaculately presented three-bedroom semi-detached home, built by the highly regarded and well-established Bloor Homes. Situated in the popular village of Tiptree, the property offers easy access to a wide range of shops, schools, and local amenities. The modern interior features a welcoming entrance hall, a spacious lounge, and a contemporary kitchen/diner with integrated appliances and double doors opening onto the rear garden, perfect for entertaining. Additional ground floor benefits include a utility area and a cloakroom. Upstairs, there are three bedrooms, including a principal bedroom with fitted wardrobes and a stylish ensuite, along with a modern family bathroom. Externally, the property enjoys a private driveway providing off-road parking and a generously sized rear garden ideal for outdoor living. Offered with no onward chain, this beautiful family home is move-in ready and must be viewed to be fully appreciated.



#### ENTRANCE HALL

Enter the property via entrance door to front aspect, radiators, wood effect flooring, stairs rising to first floor landing, door to:

#### LOUNGE

14' 03" x 12' 03" (4.34m x 3.73m) Window to front, radiator, wood effect flooring, under stairs storage cupboard, door to:

#### KITCHEN

12' 01" x 11' 10" (3.68m x 3.61m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, four ring induction hob with extractor over, electric oven, integrated dishwasher and fridge/freezer, spotlights, wood effect flooring, radiator, windows and double doors to rear garden, opening to:

#### UTILITY ROOM

Fitted with wall and base units, integrated washing machine, wood effect flooring, door to:

#### CLOAKROOM

Low level W.C, hand wash basin, radiator, extractor fan, wood effect flooring.

#### LANDING

Loft access.

#### BEDROOM ONE

9' 06" x 9' 01" (2.9m x 2.77m) Window to rear, radiator, built in wardrobes with sliding doors, door to:

#### ENSUITE

Window to rear, walk in shower, low level W.C, hand wash basin inset to vanity unit, wood effect flooring, heated towel rail, spotlights, extractor fan.

#### BEDROOM TWO

10' 03" x 8' 10" (3.12m x 2.69m) Window to front, radiator.

#### BEDROOM THREE

6' 09" x 6' 06" (2.06m x 1.98m) Window to front, radiator, built in cupboard.

#### FAMILY BATHROOM

Window to side, panel enclosed bath with shower attachment, low level W.C, hand wash basin, heated towel rail, wood effect flooring, spotlights, extractor fan.





### OUTSIDE

Front Garden laid to lawn with hedge border, driveway to the side of the property providing off road parking, side access to rear garden.

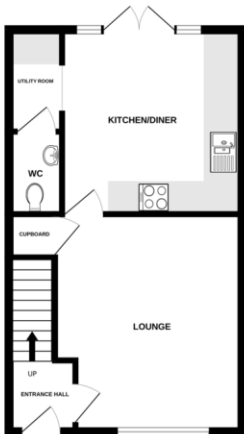
### REAR GARDEN

Enclosed rear garden with patio area to the rear of the property, rest mainly laid to lawn, timber shed to remain, outside lights, tap and power point.



GROUND FLOOR  
403 sq ft. (37.4 sq.m.) approx.

1ST FLOOR  
402 sq ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq ft. (74.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The licensee, its agents and approved advisers shall not be bound and no guarantee shall be given in reliance on this plan.  
Rental and Mortgage C1022

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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