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DAVID MARTIN
GROUP

Thyme Road
Tiptree, CO5 0TE

Guide Price £350,000 - £360,000
EPC Rating 'D'

- Three Bedroom Family Home
- Conservatory
- Garage & Off Road Parking
- Central Village Location





Property Description

David Martin Estate Agents are delighted to present this well-proportioned three-bedroom end-of-terrace family home, ideally situated in the heart of the popular village of Tiptree within easy walking distance of local shops, amenities, and well-regarded schools. The accommodation comprises a spacious lounge/dining room, perfect for family living and entertaining, a bright conservatory with double doors opening onto the enclosed rear garden, and a fitted kitchen with further access to the garden. Upstairs, the property offers three double bedrooms, with the principal bedroom benefiting from a built-in wardrobe and storage cupboard, an en-suite cloakroom, and a family bathroom. Externally, the property benefits from a private enclosed rear garden, a driveway providing off-road parking for several vehicles, and a garage.





PORCH

Enter the property via a part glazed entrance door to front aspect, windows to front and side, door to:

LOUNGE DINING ROOM

24' 03" x 11' 03" (7.39m x 3.43m) Window to front, double doors to conservatory, feature fireplace, stairs rising to first floor, double radiator, laminate flooring, vertical radiator, spotlights.

CONSERVATORY

11' 05" x 8' 08" (3.48m x 2.64m) Double doors to rear garden, laminate flooring, windows to rear and side aspect.



KITCHEN/BREAKFAST ROOM

11' 04" x 8' 10" (3.45m x 2.69m) Window and door to rear garden, fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, built in eye level double oven, tiled splash back, vinyl flooring, space for washing machine and fridge freezer.

LANDING

Loft access.

BEDROOM ONE

15' 11" x 8' 02" (4.85m x 2.49m) Window to front, built in wardrobe, over stairs storage cupboard, radiator.



BEDROOM TWO

12' 03" x 7' 06" (3.73m x 2.29m) Window to front, radiator, door to:

ENSUITE CLOAKROOM

Hand wash basin inset to vanity unit, low level W.C, part tiled walls, extractor fan.

BEDROOM THREE

11' 5" x 7' 0" (3.48m x 2.13m) Window to rear, radiator.

BATHROOM

7' 10" x 7' 05" (2.39m x 2.26m) Window to rear, white suite comprising of panel enclosed bath with electric shower over, low level W.C, hand wash basin, fully tiled walls, laminate flooring, extractor fan, radiator, heated towel rail, airing cupboard.





EXTERNAL

FRONT

Driveway providing off road parking for several vehicles leading to garage, side access to rear garden.

GARAGE

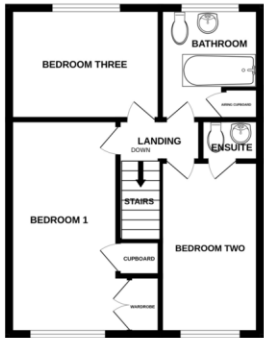
Single garage, power and light connected, up and over door.

REAR GARDEN

Enclosed rear garden with patio area, shrub and flower borders, rest mainly laid to lawn, outside tap.

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and areas are approximate and no responsibility is taken for any error.

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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 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