DAVID MARTIN GROUP

Bokhara Close

Tiptree, Colchester, CO5 0FN

Guide Price £475,000-£500,000

EPC Rating 'C'

- Five Bedroom Family Home
- Three Ensuites & Bathroom
- Garage & Parking
- Study & Dining Room

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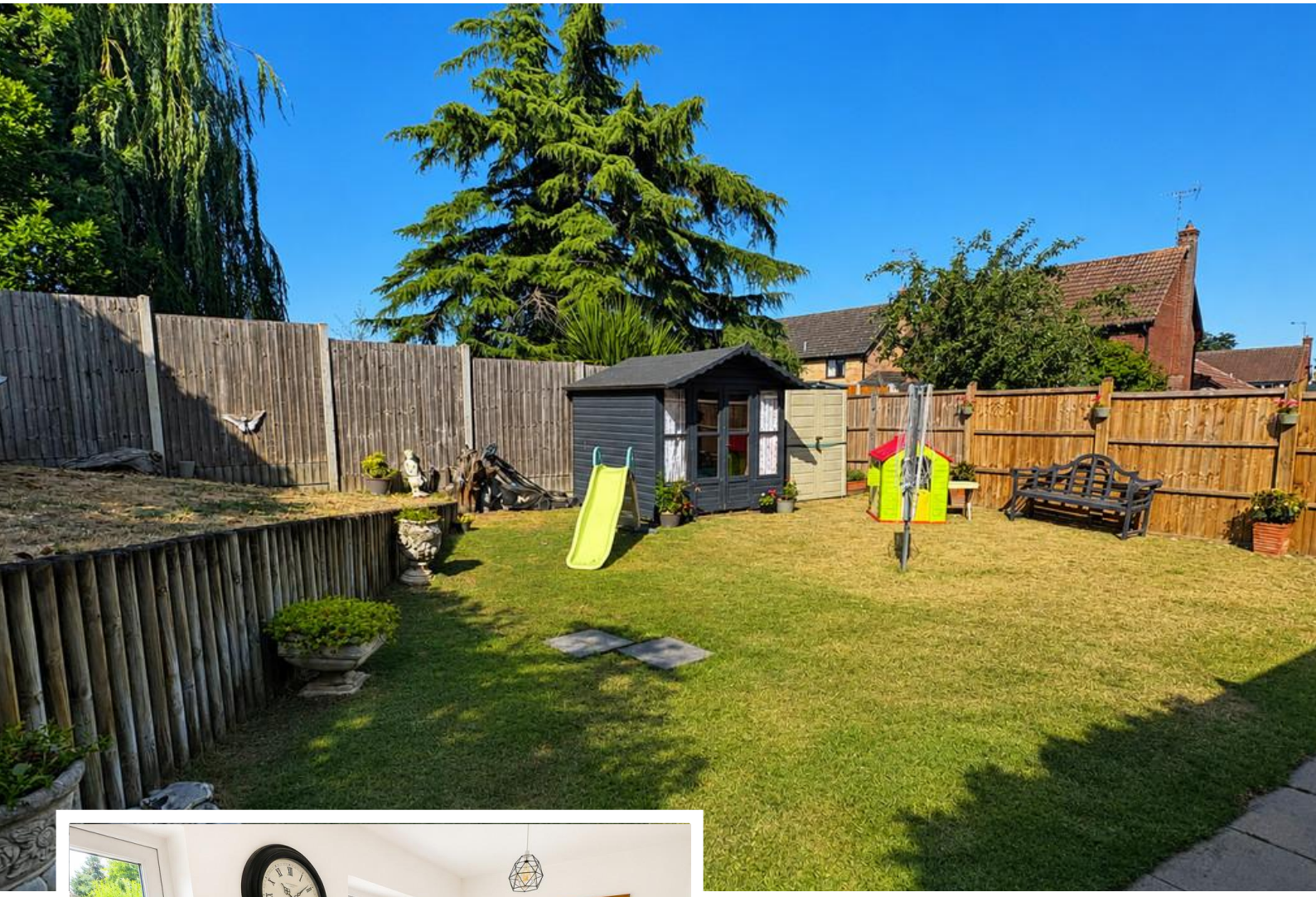

Property Description

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David Martin Estate Agents are delighted to present this spacious and versatile five-bedroom detached family home, ideally situated in a quiet cul-de-sac within walking distance of Tiptree village centre, offering easy access to a selection of local shops, schools. Arranged over three floors, the generous accommodation includes a welcoming entrance hall, cloakroom, spacious lounge, separate dining room, study, well-appointed kitchen/breakfast room, and utility room on the ground floor. The first floor features a principal bedroom with en-suite shower room, two further bedrooms, and a family bathroom, while the second floor offers two additional double bedrooms, each with its own en-suite shower room, creating an ideal layout for growing families. Outside, the property benefits from an enclosed rear garden, garage, and off-road parking. Early viewing is highly recommended to appreciate the spacious and flexible accommodation this family home has to offer.

ENTRANCE HALL
12' 08" x 10' 04" (3.86m x 3.15m) Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, radiator, stairs rising to first floor landing, door to:

LOUNGE
16' 10" x 11' 02" (5.13m x 3.4m) Being well lit by window and fully glazed double doors to rear aspect, radiator, TV aerial point, the room features a open fireplace with stone surround.

DINING ROOM
11' 04" x 11' 02" (3.45m x 3.4m) Being lit by bay window to front aspect, double radiator.

STUDY
8' 10" x 8' (2.69m x 2.44m) Window to front aspect, radiator, telephone point.

KITCHEN/BREAKFAST ROOM
17' 08" x 8' 10" (5.38m x 2.69m) Stylishly fitted kitchen being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under, adjoining worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, integrated appliances with gas hob and electric oven, fridge and freezer, dishwasher, breakfast bar, window to side aspect, radiator, door to:

UTILITY ROOM
7' 00" x 5' 03" (2.13m x 1.6m) Single drainer sink unit with drawers and cupboards under, eye level wall mounted units, half glazed door to side aspect, plumbing for washing machine.

LANDING
Airing cupboard, radiator, stair rising for second floor landing, door to:

BEDROOM ONE
13' 00" x 11' 04" (3.96m x 3.45m) Window to front aspect, radiator, TV aerial point, fitted wardrobe, door to,

ENSUITE
Stylish white suite comprising of low flush WC, pedestal wash hand basin, double shower cubical, splash tiling, window to front aspect, radiator,

extractor fan.

BEDROOM THREE
13' 04" x 8' 08" (4.06m x 2.64m) Window to front aspect, radiator, TV aerial point.

BEDROOM FOUR
9' 06" x 7' 06" (2.9m x 2.29m) Window to rear aspect, radiator.

FAMILY BATHROOM
8' 05" x 6' 06" (2.57m x 1.98m) White suite comprising of low flush WC, panel bath, pedestal wash hand basin, splash tiling, window to rear aspect, radiator.

SECOND FLOOR LANDING

BEDROOM TWO
13' 06" x 11' 04" (4.11m x 3.45m) Window to front aspect, radiator.

ENSUITE
Low flush WC, pedestal wash hand basin, shower cubical, splash tiling, radiator.

BEDROOM FIVE
8' 08" x 8' 06" (2.64m x 2.59m) Window to front aspect, radiator, door to;

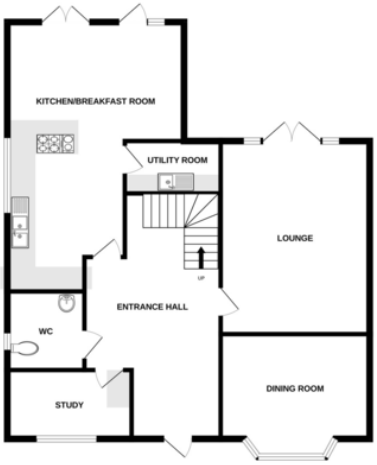
ENSUITE
Shower cubical, pedestal wash hand basin, low flush WC, splash tiling, window to rear aspect, radiator

OUTSIDE
To the front of the property there is a driveway providing parking leading to garage with up and over door, flower bed, pedestrian access to rear garden.

REAR GARDEN
Rear garden being enclosed by panel fencing, mainly laid to lawn with patio to the rear of the property.

AGENTS NOTE
The vendors have advised us that there is a service charge for the up keep of the communal areas in the close.

GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.

2ND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

TOTAL FLOOR AREA : 2280 sq.ft. (211.8 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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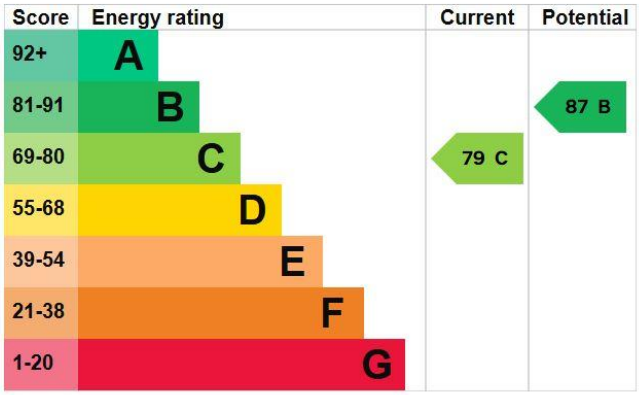

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements