



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

**Firs Road**  
Tiptree, CO5 0BA

**Guide Price £500,000 - £525,000**

EPC Rating 'C'

- THREE DOUBLE BEDROOMS
- SUBSTANTIAL SOUTH FACING GARDEN
- HIGH SPECIFICATION
- QUIET CUL-DE-SAC





## Property Description

David Martin Estate Agents are delighted to present this charming three-bedroom detached bungalow, ideally situated on a peaceful private road just a short walk from Tiptree High Street; beautifully maintained by the current owners, the property features a high-end fitted kitchen with top-of-the-range appliances, a separate utility room, a recently refurbished contemporary shower room and a spacious open-plan lounge/dining area create an ideal space for modern living, a bright conservatory to the rear offers delightful views over the garden, three generously sized double bedrooms. Externally, the property benefits from an impressive rear garden extending to approximately 100ft, ideal for outdoor entertaining and family enjoyment; a rare opportunity to acquire a well-presented home in a highly sought-after and convenient location.



#### PORCH

Enter into porch area, leading on to;

#### ENTRANCE HALL

Welcoming entrance hall, leading to;

#### LOUNGE

14' 4" x 10' 9" (4.37m x 3.28m) Window to side aspect, multi fuel burner, oak flooring, stepping down and opening up to;

#### DINING ROOM

12' 3" x 9' 3" (3.73m x 2.82m) Oak floor continued, radiator, open to the kitchen.



#### KITCHEN

9' 3" x 8' 8" (2.82m x 2.64m) A beautifully appointed, recently installed shaker-style kitchen forms a real focal point of the home, boasting an extensive range of matching wall and base units finished with premium quartz worktops. A suite of high-specification integrated appliances includes a Bosch dishwasher, Neff fridge and an impressive Rangemaster cooker, perfectly suited to modern family living and entertaining. Further benefits include a newly installed Vaillant Eco FIT Pure gas boiler (2022). A practical walk-in pantry cupboard offers additional storage and is thoughtfully fitted with internal plug sockets and a quartz work surface.



#### UTILITY ROOM

A door provides direct access to the rear garden, creating a seamless connection between indoor and outdoor living. The room also offers dedicated space and plumbing for a washing machine, tumble dryer and fridge freezer. For added comfort, the area benefits from underfloor heating.

#### CONSERVATORY

The space is enhanced by underfloor heating and features double doors opening onto the garden, allowing for an abundance of natural light. Finished with an attractive half-brick design, the room is complete with fitted blinds, which are to remain.





#### BEDROOM ONE

12' 2" x 10' 9" (3.71m x 3.28m) Window to front aspect, radiator, newly fitted carpet, bespoke fitted cabinetry and wardrobes.

#### BEDROOM TWO

9' 5" x 9' 2" (2.87m x 2.79m) Window to front aspect, radiator, newly fitted carpet, bespoke fitted cabinetry and wardrobes.

#### BEDROOM THREE

10' 8" x 9' 6" (3.25m x 2.9m) Window to side aspect, newly fitted carpet, radiator.



#### SHOWER ROOM

The stylish shower room was refurbished in 2022 and is finished to a high contemporary standard. It features a striking black Welsh slate anti-slip shower tray complemented by a premium Grohe Rain shower unit. Porcelain floor tiling adds a sleek, modern touch, while a newly installed extractor fan and heated towel rail complete this well-appointed space.





## OUTSIDE

The property boasts a delightful garden, ideal for both relaxation and outdoor entertaining. From the patio, a set of steps leads down to the main lawn, bordered with well-established shrubs and flowers, creating a serene and private setting. A log store and charming summer house are included, perfect for storage and leisure. A pathway guides you to a productive vegetable patch, beyond which further trees and shrubs provide added privacy. A small, fenced section serves as a dedicated wildlife area, leading gently to a picturesque brook. The garage is well-equipped with power and lighting, and secure access is provided via an electric roller door.

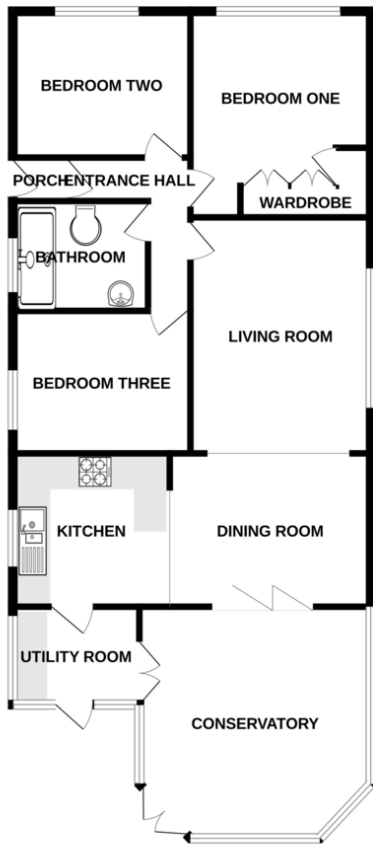


## FRONT

A recently installed driveway extending to the side and rear of the property, providing direct access to the garage



GROUND FLOOR



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	69 C	77 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