

DAVID MARTIN GROUP

Ager Avenue

Tiptree, CO5 0GL

Guide Price £340,000 - £350,000

EPC Rating ‘B’

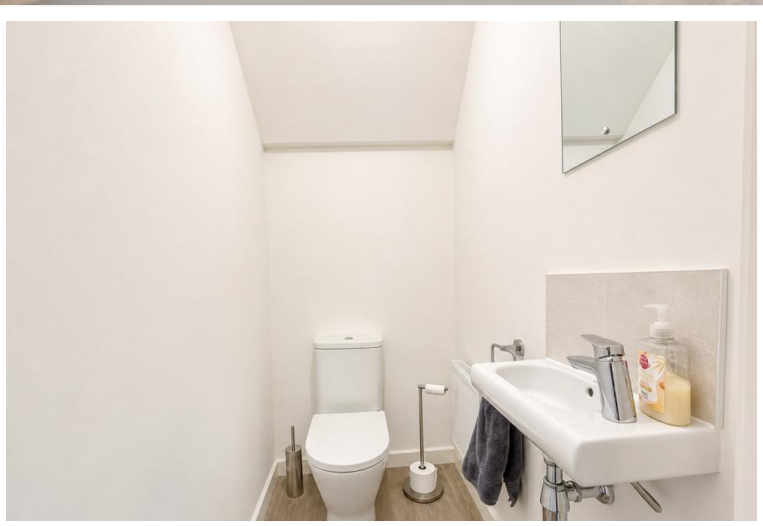
- Three Bedroom Semi-detached House
- Ensuite & Family Bathroom
- Utility & Cloakroom
- Rear Garden





Ager Avenue, Tiptree, CO5 0GL







Property Description

David Martin Estate Agents are delighted to offer for sale this modern three-bedroom semi-detached home, built in 2022 by Bloor Homes and situated in the popular village of Tiptree, which offers an excellent range of shops, schools and local amenities. The property comprises a welcoming entrance hall, a spacious lounge and a well-appointed kitchen/dining room with double doors opening onto the rear garden. There is also a useful utility area and a ground-floor cloakroom. Upstairs, there are three bedrooms, with an en-suite shower room to the principal bedroom, together with a modern family bathroom. Externally, the property benefits from a charming rear garden, perfect for relaxing and entertaining during the summer months, as well as a driveway providing off-road parking for two vehicles. An attractive modern home in a convenient village location. Contact us today to arrange a viewing.









ENTRANCE HALL
Enter the porperty via an entrance door to front aspect, radiator, laminate flooring, stairs rising to first floor landing, door to:

LOUNGE
13' 09" x 11' 05" (4.19m x 3.48m) Window to front, radiator, built in storage cupboard, door to:

KITCHEN/DINER
11' 05" x 11' 02" (3.48m x 3.4m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, integrated fridge/freezer, space for dishwasher, oven, four ring electric hob with extractor over, double doors and windows to rear garden, laminate flooring, radiator, opening to:

UTILITY ROOM
Fitted worktop with space and plumbing beneath for washing machine, wall mounted gas fired boiler, laminate flooring, door to:

CLOAKROOM
Low Level W.C, hand wash basin, radiator, laminate flooring.

LANDING
Loft access, radiator, built in cupboard.

BEDROOM ONE
14' 01" x 9' 02" (4.29m x 2.79m) Window to front, radiator, wardrobe recess, door to:

ENSUITE
Window to side, shower cubicle, low level W.C, hand wash basin, radiator.

BEDROOM TWO
10' 05" x 8' 04" (3.18m x 2.54m) Window to rear, radiator, wardrobe recess.

BEDROOM THREE
7' 08" x 6' 03" (2.34m x 1.91m) Window to front, radiator.

FAMILY BATHROOM
Window to side, panel enclosed bath with shower over, low level W.C, hand wash basin inset to vanity unit, heated towel rail.



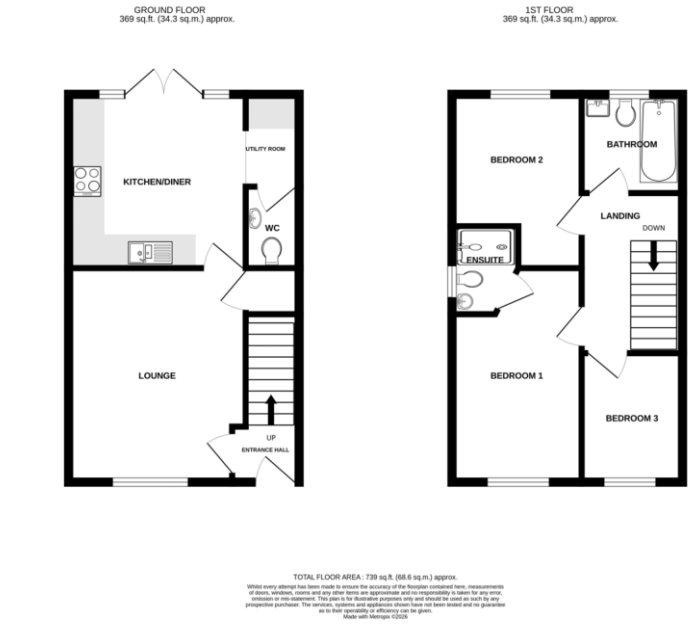


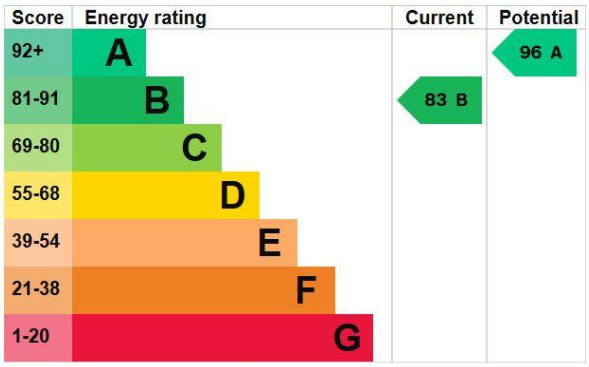
OUTSIDE

The property benefits from an enclosed, shingle garden to the front, with a driveway to the side providing off-road parking for two vehicles. Gated side access leads through to the rear garden.

REAR GARDEN

Enclosed rear garden mainly laid to lawn with patio seating areas, shed to remain, outside tap.





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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