



**Newbridge Road**  
Tiptree, CO5 0HS

**Guide Price £550,000 - £575,000**  
EPC Rating 'C'

- Four Bedroom Detached Bungalow
- Ensuite & Shower Room
- Kitchen with Bi-fold Doors
- Well-Presented Throughout





## Property Description

David Martin Estate Agents are delighted to offer for sale this well presented four-bedroom detached bungalow occupying a generous corner plot with a large frontage and situated in the popular village of Tiptree, which offers an excellent range of shops, schools and local amenities. The accommodation is well presented throughout and comprises a welcoming entrance hall leading to a spacious open plan kitchen, dining and living area with bi-fold doors opening into the rear garden, a utility room, four well-proportioned bedrooms including an ensuite to the principal bedroom, and a modern main shower room. Externally the property benefits from off road parking for multiple vehicles, a garage or garden room providing flexible use, and established gardens to both the front and rear, and we highly recommend an internal viewing to fully appreciate the space, presentation and overall position this home has to offer.





#### ENTRANCE PORCH

Enter the property via a part glazed entrance door to front aspect, window to front, glazed door to:

#### ENTRANCE HALL

Built in storage cupboard, loft access, radiator.

#### KITCHEN/LIVING ROOM

23' 05" x 11' 11" (7.14m x 3.63m) Comprehensively fitted with a range of base units with granite work top over with inset sink with mixer tap, full length units, eye level double oven, four ring induction hob with extractor over, integrated fridge/freezer and dishwasher, central island with granite worktop over with breakfast bar to one side and storage beneath, spotlights, feature electric fireplace, window and Bi-fold doors to rear garden, open to:

#### DINING ROOM

12' 05" x 10' 09" (3.78m x 3.28m) Window to side, radiator.

#### UTILITY ROOM

10' 10" x 7' 10" (3.3m x 2.39m) Fitted with a range of full length and base units with granite worktop over, cupboard housing gas fired boiler, spotlights, plumbing and space for washing machine.





#### DRESSING AREA

Built in cupboard, radiator, open to:

#### BEDROOM ONE

11' 11" x 9' 07" (3.63m x 2.92m) Window to rear with fitted shutters, radiator.

#### ENSUITE

Low level W.C, shower cubical, wash hand basin inset to vanity unit, fully tiled, spotlights, extractor fan.

#### BEDROOM TWO

11' 09" x 8' 10" (3.58m x 2.69m) Window to front with fitted shutters, radiator, built in wardrobes to one wall.

#### BEDROOM THREE

12' 05" x 10' 09" (3.78m x 3.28m) Window to front with fitted shutters, radiator.

#### BEDROOM FOUR

Window to front with fitted shutters, radiator.

#### SHOWER ROOM

Stylish white suite comprising of wash hand basin inset to vanity unit, low level W.C, double shower cubical with rainfall shower head and separate shower attachment, bidet, fully tiled walls, heated towel rail, spotlights, extractor fan, light tunnel.





## OUTSIDE

### FRONT

To the front of the property there is a garden laid to lawn with shrub and flower borders, driveway to the front and side of the property providing off road parking for multiple vehicles, side access to rear garden.

### GARDEN ROOM/GARAGE

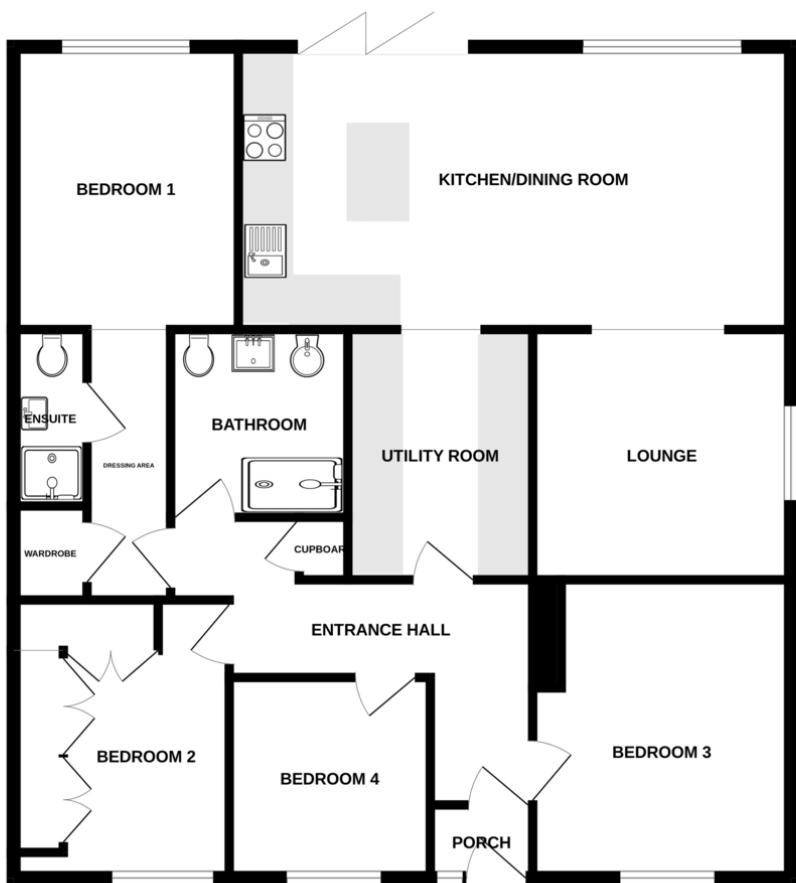
Single detached Garage has been converted to a garden room (could be converted back). Power and light connected, window and door to side, double patio doors to front.

### REAR GARDEN

Enclosed rear garden, mainly laid to lawn with shrub and flower borders, patio seating areas, timber shed to remain.



GROUND FLOOR  
1132 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, no guarantee is given that dimensions of doors, windows, rooms and any other items are accurate. Measurements are approximate and taken for general information or reference purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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