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DAVID MARTIN
GROUP

Francis Close
Tiptree, CO5 0BT

£325,000
EPC Rating 'TBC'

- Three Bedroom Semi-Detached House
- Quiet Cul-de-sac Location
- Garage & Off Road Parking
- Modern Shower Room





Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom family home, situated in a quiet cul-de-sac within the popular village of Tiptree. The property offers well-proportioned accommodation throughout and comprises a welcoming entrance hall, spacious lounge with open fireplace and open-plan access to the dining room, which features sliding doors leading directly onto the rear garden. The fitted kitchen also provides access to the garden. Upstairs, there are three bedrooms, a modern shower room and a separate WC. Externally, the property benefits from a driveway providing off-road parking, an integral garage and an enclosed rear garden. Tiptree is a popular village offering an excellent range of shops, schools and local amenities, making this an ideal family home. An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, stairs rising to first floor or landing.

LOUNGE

12' 00" x 11' 09" (3.66m x 3.58m) Window to front, radiator, open fire, open to:

DINING ROOM

11' 03" x 9' 03" (3.43m x 2.82m) Radiator, sliding doors to rear garden.

KITCHEN

10' 11" x 9' 02" (3.33m x 2.79m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, space and plumbing for washing machine, freestanding cooker and fridge/freezer, floor standing oil fired boiler, pantry cupboard, breakfast bar, window and door to rear.

LANDING

Airing cupboard, loft access.

BEDROOM ONE

12' 05" x 11' 10" (3.78m x 3.61m) Window to front, radiator, built in wardrobe.

BEDROOM TWO

11' 06" x 9' 04" (3.51m x 2.84m) Window to rear, radiator.

BEDROOM THREE

12' 03" x 7' 04" (3.73m x 2.24m) Window to front, radiator, wooden floor, built in cupboard.

SHOWER ROOM

Walk in shower, low level W.C, wash hand basin inset to vanity unit, heated towel rail, extractor fan, window to rear.

CLOAKROOM

Window to rear, low level W.C.





OUTSIDE

front garden laid to lawn with shrub border, driveway providing off road parking, side access to rear garden.

GARAGE

17' 00" x 7' 05" (5.18m x 2.26m) Integral garage with up and over door and power and light connected.

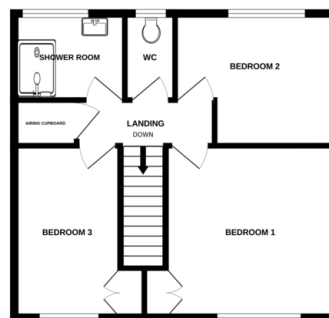
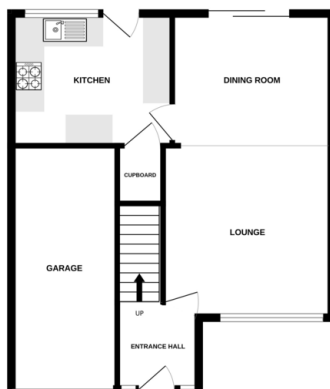
REAR GARDEN

Enclosed rear garden with patio area to the rear of the property, rest mainly laid to lawn, outside tap.



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 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 omission or misstatement. 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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David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgtpiptree.co.uk
%office_emailAddress%
01621 815815

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