



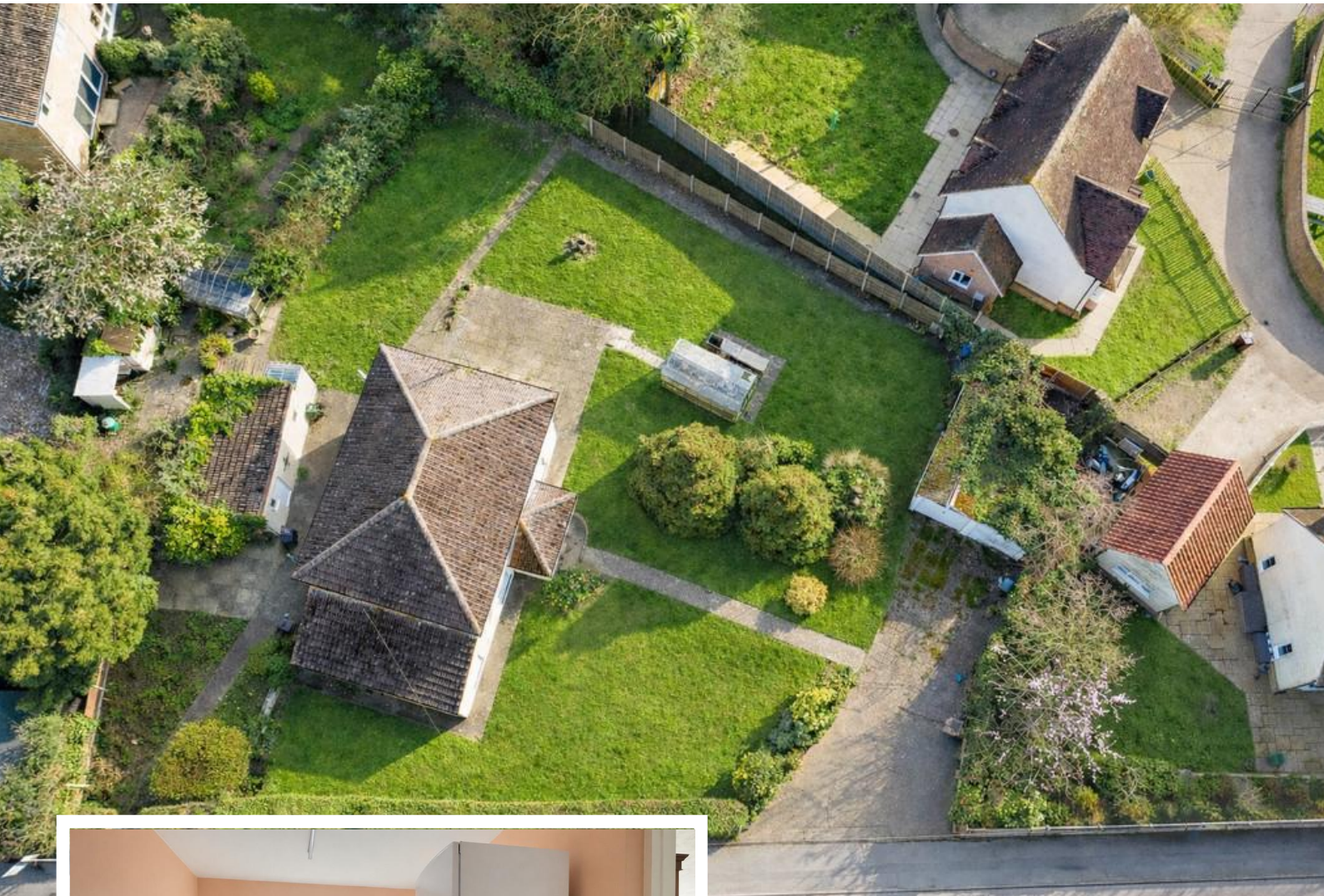
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DAVID MARTIN
GROUP

Station Road
Tiptree, CO5 0AJ

Guide Price £500,000 - £550,000
EPC Rating 'F'

- Four bedroom Detached house
- Potential to Extend/Develop (STPP)
- 0.3 Acre Plot
- NO CHAIN





Property Description

David Martin Estate Agents are delighted to offer for sale this four-bedroom detached family home set on a substantial plot of approximately 0.3 of an acre, offering excellent potential for development or extension subject to planning permissions. The property is ideally located in the popular village of Tiptree, known for its excellent range of shops, schools and local amenities. The accommodation comprises a generous lounge, kitchen, utility room, dining room and ground floor bathroom, with four well-proportioned bedrooms on the first floor. Externally the property enjoys a large plot with gardens surrounding the home, outbuildings and a double garage, providing plenty of outdoor space and further potential. Offered for sale with no onward chain, this is a rare opportunity to acquire a property with significant scope in a sought-after village location. Early viewing is highly recommended, please contact us to arrange your viewing.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, windows to front, built in cupboard, two radiators.

LOUNGE

21' 09" x 12' 00" (6.63m x 3.66m) Two windows to front, two radiators.

DINING ROOM

12' 00" x 11' 09" (3.66m x 3.58m) Window to front, sliding doors to garden, radiator, under stairs cupboard.



KITCHEN

16' 03" x 7' 06" (4.95m x 2.29m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, five ring electric hob with extractor over, double eye level oven, Rayburn range present supplying heating (untested). tiled walls and floor, window and door to rear.

UTILITY ROOM

10' 11" x 7' 06" (3.33m x 2.29m) Fitted with base units with space and plumbing beneath for washing machine and tumble dryer, tiled splash back, windows to side and rear.



BATHROOM

8' 11" x 7' 05" (2.72m x 2.26m) Window to side, bath, shower cubical, wash hand basin inset to vanity unit, low level W.C, radiator, tiled walls.

LANDING

Window to rear, radiator, loft access.

BEDROOM ONE

11' 11" x 11' 11" (3.63m x 3.63m) Window to front, radiator, built in cupboard.

BEDROOM TWO

11' 11" x 11' 10" (3.63m x 3.61m) Window to front, radiator.



BEDROOM THREE

11' 04" x 7' 07" Maximum Measurements (3.45m x 2.31m) Window to rear, radiator, built in wardrobes housing water tank.

BEDROOM FOUR

11' 09" x 7' 09" Maximum Measurements (3.58m x 2.36m) Window to side, radiator.



OUTSIDE

GARAGES/PARKING

Gated driveway providing off road parking leading to a double garage with up and over doors (roof is in disrepair).

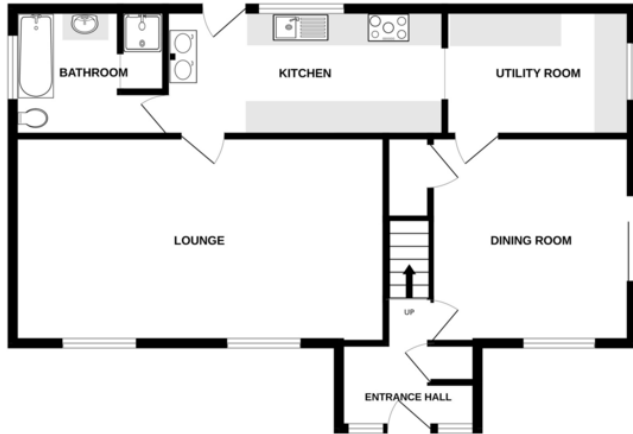
GARDENS

The gardens surround the home and are mainly laid to lawn with shrub borders, patio area, brick-built outbuilding includes two workshops and W.C.

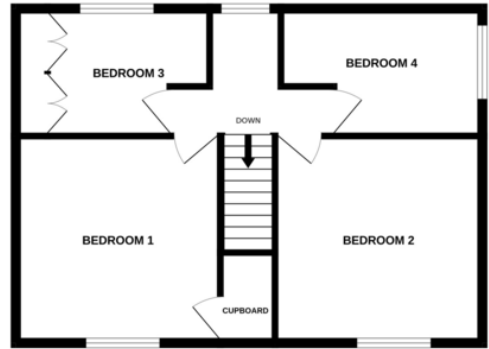




GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
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 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