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DAVID MARTIN
GROUP

Salis Close
Tiptree, CO5 0FP

£750,000
EPC Rating 'C'

- Four Bedroom Detached House
- Three Reception Rooms
- Two Ensuites & Family Bathroom
- Double Garage & Driveway





Property Description

David Martin Estate Agents are delighted to offer for sale this impressive executive detached family home, situated in a desirable position within the popular village of Tiptree. Offering spacious, versatile and well-proportioned accommodation, the property is ideally suited to modern family living. Upon entering, a spacious entrance hall provides access to the principal ground-floor rooms, including a formal dining room and versatile study/reception room. To the rear, the bright and airy lounge features windows and double doors overlooking the rear garden, with glazed double doors leading into the spacious kitchen/diner, the real hub of the home, complete with a central island and direct garden access. A separate utility room with outside access and ground-floor cloakroom complete the ground floor. To the first floor are four well-proportioned bedrooms, two with en-suite facilities, with the remaining bedrooms served by a family bathroom.





Externally, the property is complemented by a generous driveway providing off-road parking for several vehicles, leading to a detached double garage with electric doors. The enclosed front garden is framed by established hedging, while to the rear is a beautifully arranged private garden featuring a substantial patio seating area, manicured lawn and characterful pergolas. This thoughtfully designed outdoor space provides an ideal setting for entertaining and relaxing.

ENTRANCE HALL

Enter the property through a part-glazed entrance door to the front aspect. The hallway benefits from underfloor heating extending throughout the entire ground floor, coat cupboard, under-stairs storage cupboard, stairs rise to the first-floor landing.

DINING ROOM

12' 09" x 11' 11" (3.89m x 3.63m) Window to front.

STUDY/RECEPTION ROOM

13' 05" x 9' 11" (4.09m x 3.02m) Bay window to front.

LOUNGE

19' 05" x 18' 05" (5.92m x 5.61m) Three skylights with fitted electric blinds, a wide expanse of windows and double doors to the garden, contemporary wood-burning stove with slate surround, glazed double doors to kitchen.

KITCHEN/DINER

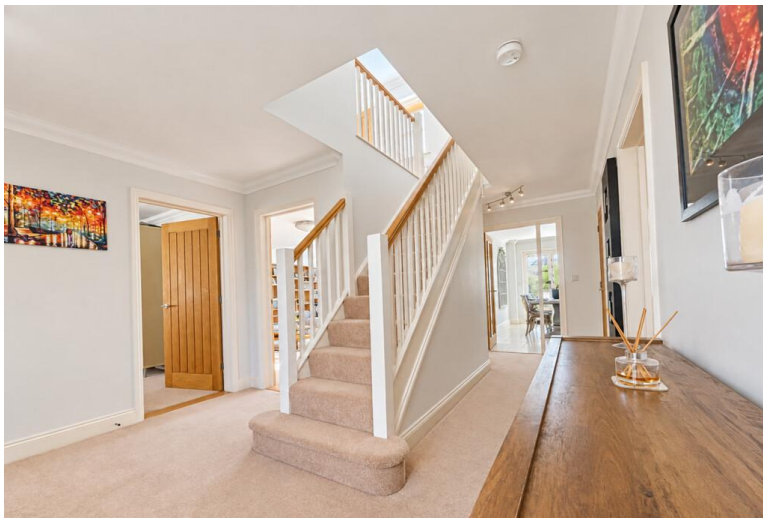
19' 07" x 14' 03" (5.97m x 4.34m) Comprehensively fitted with a range of wall and base units with under-unit lighting and granite worktops over, undermounted one-and-a-half-bowl kitchen sink with mixer tap, five-ring gas hob with extractor hood over, integrated dishwasher, space for fridge/freezer, double eye-level oven, microwave and warming drawer. Central island with breakfast bar and storage beneath, tiled floor with underfloor heating, recessed spotlights, window and door providing access to the rear garden.

UTILITY ROOM

8' 04" x 6' 11" (2.54m x 2.11m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space for washing machine and tumble dryer, tiled floor, wall mounted gas fired boiler, door to side.

CLOAKROOM

Low level W.C, wash hand basin inset to vanity unit, tiled floor.





LANDING

Window to rear, loft access, airing cupboard.

BEDROOM ONE

14' 06" x 13' 07" (4.42m x 4.14m) Window to rear, built in wardrobe, radiator, door to:

EN SUITE

Window to side, shower cubicle with rainfall shower head and separate shower attachment, low level W.C, hand wash basin inset to vanity unit, heated towel rail, fully tiled, spotlights.

BEDROOM TWO

16' 06" x 10' 04" (5.03m x 3.15m) Window to front, fitted wardrobes to one wall, radiator, door to:

ENSUITE

Window to front, shower cubicle, low level W.C, hand wash basin inset to vanity unit, fully tiled, heated towel rail, spotlights.

BEDROOM THREE

12' 09" x 11' 10" (3.89m x 3.61m) Window to front, radiator, fitted wardrobes.

BEDROOM FOUR

14' 04" x 8' 10" (4.37m x 2.69m) Window to rear, radiator.

FAMILY BATHROOM

9' 00" x 7' 00" (2.74m x 2.13m) Window to side, panel enclosed bath, wash hand basin inset to vanity unit, shower cubicle, low level W.C, heated towel rail, tiled floor, spotlights.





OUTSIDE

Block paved driveway providing off road parking leading to the garage, front garden laid to lawn with hedge borders, side access to rear garden.

DOUBLE GARAGE

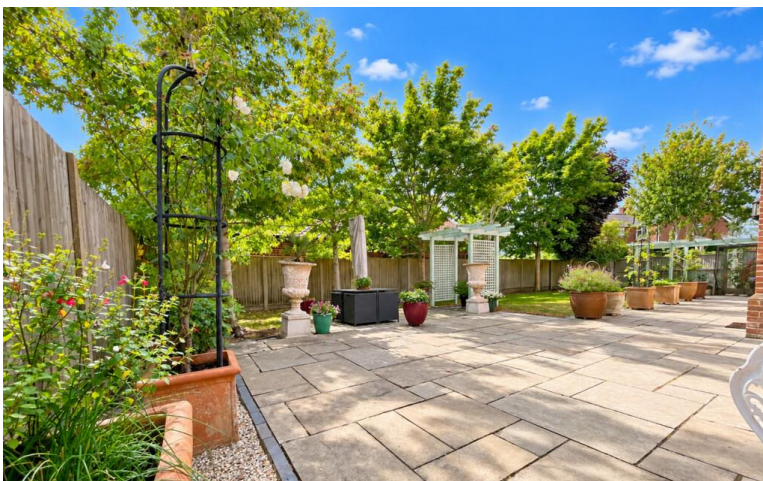
19' 07" x 19' 07" (5.97m x 5.97m) Detached double garage with two electric doors, power and light connected, plumbing for sink, window to rear and door to garden.

REAR GARDEN

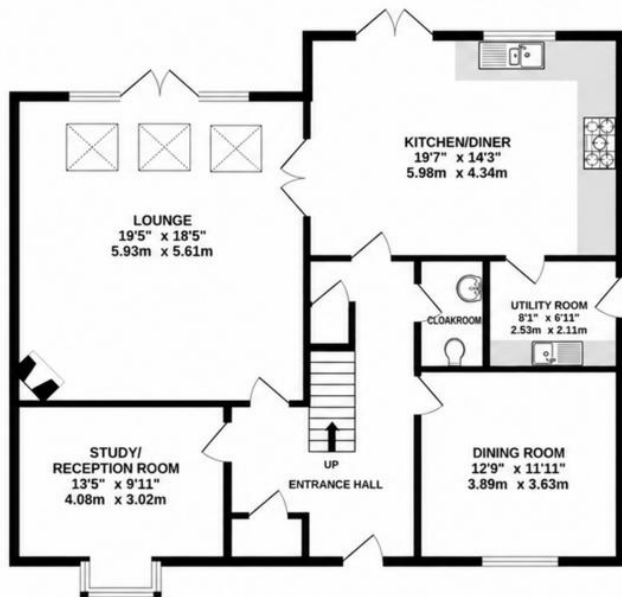
Beautifully Presented Enclosed Rear Garden featuring a generous paved patio seating area, perfectly suited to outdoor dining, entertaining and relaxing. The remainder of the garden is predominantly laid to lawn and complemented by mature trees, providing an excellent degree of privacy. Outside lighting and a water tap add practicality, while pergolas and charming archways create attractive focal points and enhance the character and appeal of this delightful outdoor space.

LOCATION

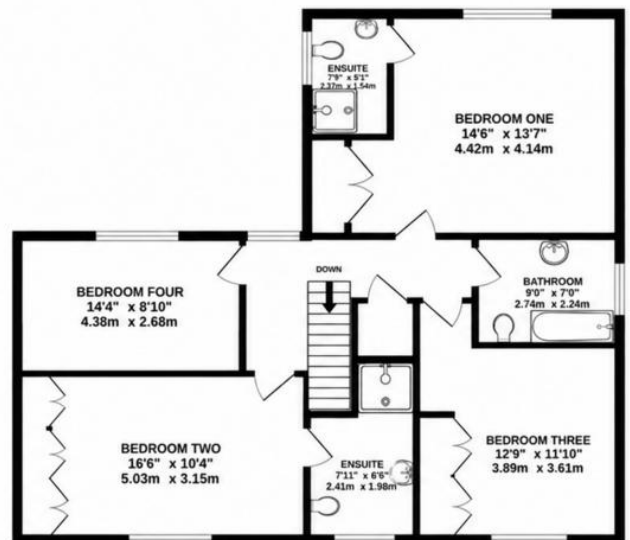
Tiptree is a popular and well-connected Essex village, particularly appealing to families and commuters seeking a balance between countryside living and everyday convenience. The village offers a good range of local amenities, including shops, cafés, schools and recreational facilities, while its strong community atmosphere and surrounding green spaces make it ideal for family life. For commuters, Tiptree is conveniently positioned between Colchester and Chelmsford, with easy road access to the A12 and nearby railway stations providing regular services towards London. Combining village charm, practical amenities and excellent connectivity, Tiptree remains a highly desirable location for buyers of all ages.



GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 2192 sq.ft. (203.6 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		85 B
69-80	C	80 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 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