

DAVID MARTIN GROUP

Glebe Road

Tiptree, Colchester, CO5 0SZ

£400,000

EPC Rating ‘TBC’

- THREE BEDROOMS
- DRESSING ROOM
- DOWNSTAIRS WC
- UTILITY ROOM





Glebe Road, Tiptree, Colchester, CO5 0SZ







Property Description

We are delighted to bring to the market this beautifully presented three-bedroom semi-detached home, ideally situated in the heart of Tiptree Village. The property has been lovingly maintained by its current owners and offers spacious, well-appointed accommodation throughout. On the ground floor, the property benefits from a modern kitchen/diner, separate utility room, downstairs cloakroom and a spacious lounge overlooking the rear garden. Upstairs, there are three generously sized double bedrooms, with the principal bedroom enjoying the added benefit of a walk-in wardrobe, alongside a family bathroom.

Externally, the property continues to impress with a low-maintenance rear garden, featuring an attractive garden room which is currently utilised as additional bedroom accommodation. The garden room benefits from its own en-suite shower room, with power and lighting connected, making it an ideal space for guests, extended family or those working from home. To the front, a block-paved driveway provides ample









off-road parking for multiple vehicles. An excellent opportunity to acquire a well-maintained and versatile family home in a popular village location, conveniently positioned for the amenities and facilities that Tiptree has to offer.

ENTRANCE HALL
Enter via part glazed UPVC door into hallway.

LOUNGE
17 ' 7" x 10' 11" (5.36m x 3.33m) Window and double doors leading to the rear garden

KITCHEN/DINER
16' 3" x 8' 9" (4.95m x 2.67m) Fitted with a range of matching base and wall units, providing ample storage and worktop space, together with a Rangemaster oven. A great space for both everyday family living and entertaining.

CLOAKROOM
Fitted with a low-level WC and wall-mounted hand wash basin, complemented by fully tiled walls.

UTILITY ROOM
11' 2" x 7' 8" (3.4m x 2.34m) Featuring a window to the front aspect, with space for a washing machine, tumble dryer and an integrated dishwasher.

FIRST FLOOR LANDING

BEDROOM ONE
11' 2" x 11' 1" (3.4m x 3.38m) Window to the rear aspect.

DRESSING ROOM
9' 5" x 6' 1" (2.87m x 1.85m) Window to the rear aspect.

BEDROOM TWO
10' 4" x 9' 5" (3.15m x 2.87m) Window to the front aspect.

BEDROOM THREE
10 ' 4" x 7' 10 " (3.15m x 2.39m) Window to the front aspect.

BATHROOM
Fitted with a Jacuzzi bath, wall-mounted hand wash basin inset into a vanity unit and low-level WC. Further benefits include a heated towel rail, fully tiled walls and tiled flooring.

OUTSDIE

REAR GARDEN
The rear garden is designed for low maintenance,









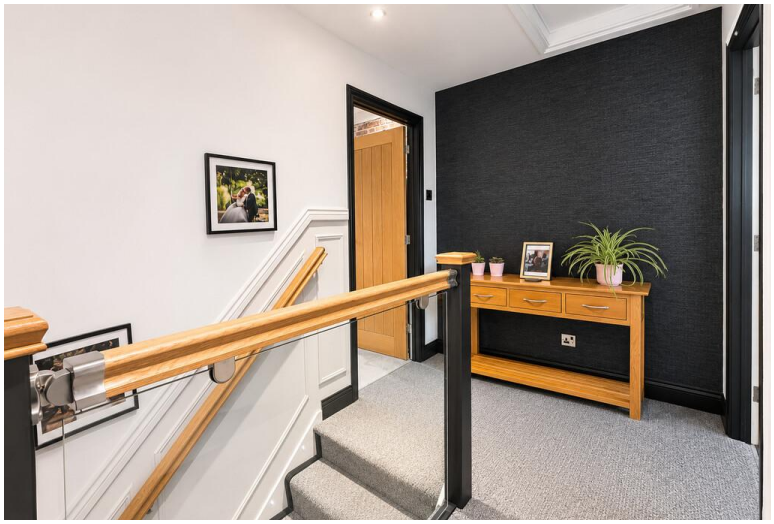
featuring a patio seating area and artificial grass. It also benefits from a garden room/summer house, which offers excellent potential to be converted into a self-contained annexe, with water and electricity already connected.

FRONT

To the front of the property, there is a block-paved driveway providing off-road parking for up to three vehicles. A convenient side gate also offers access to the rear garden.

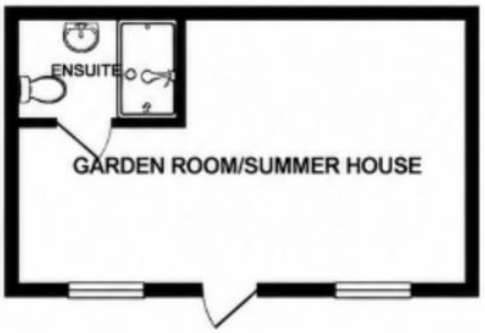


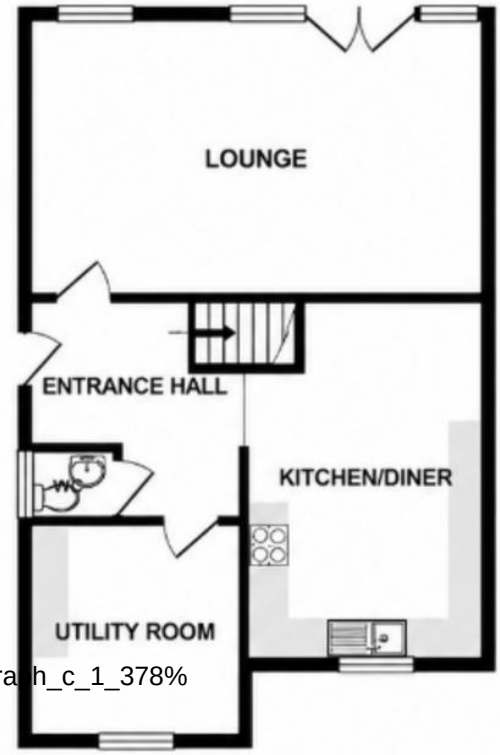






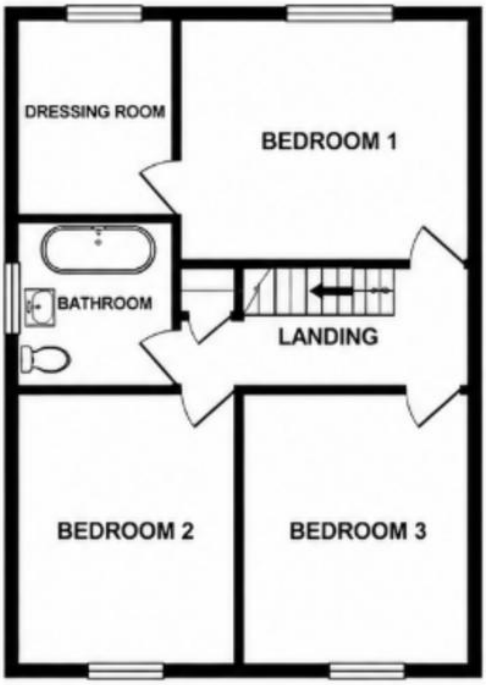
GROUND FLOOR





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1ST FLOOR



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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