



DAVID MARTIN  
GROUP

## Birchwood Close

Tiptree, CO5 0JS

Guide Price £350,000 - £360,000

EPC Rating 'D'

- Three Bedroom Semi-Detached House
- Garage & Off-Road Parking
- Spacious Living Accommodation
- Ground Floor Cloakroom





## Property Description

David Martin Estate Agents are delighted to present this three-bedroom semi-detached family home, ideally situated on a desirable road in the popular village of Tiptree, offering an excellent range of shops, schools, and local amenities. The property features a welcoming entrance hall leading to a spacious and bright lounge with a bay window to the front, a fitted kitchen with utility area opening into a generous conservatory/dining room with double doors to the rear garden, and a ground floor cloakroom. On the first floor there are three bedrooms, with the principal bedroom benefiting from fitted wardrobes along one wall, and a family bathroom. Externally, the property offers a driveway providing off-road parking, a garage, and an enclosed rear garden with an outdoor BBQ and entertaining area, perfect for social gatherings.



#### ENTRANCE HALL

Enter the property via a part glazed entrance door to side aspect, window to side, radiator, large storage cupboard, wood flooring.

#### LOUNGE

17' 02" x 10' 01" (5.23m x 3.07m) Large bay window to front, wood flooring, radiator.

#### KITCHEN

17' 03" x 9' 06" (5.26m x 2.9m) Fitted with a range of wall and base units with Quartz worktop over, inset sink with mixer tap, space for rangemaster cooker and washing machine, integrated dishwasher and fridge/freezer, tiled floor, opening to:

#### CONSERVATORY/DINING ROOM

16' 07" x 11' 06" (5.05m x 3.51m) Windows to rear and side, double doors to rear garden, tiled floor, wall mounted air conditioning unit.

#### CLOAKROOM

Window to side, low level W.C, wash hand basin, laminate flooring, spotlights.

#### LANDING

Built in cupboard, access to fully boarded loft with fitted ladder and light.

#### BEDROOM ONE

13' 03" x 11' 03" (4.04m x 3.43m) Window to front, radiator, fitted wardrobes to one wall, built in cupboard housing gas fired combi boiler.

#### BEDROOM TWO

8' 11" x 8' 07" (2.72m x 2.62m) Window to rear, radiator, over stairs cupboard.

#### BEDROOM THREE

8' 07" x 8' 00" (2.62m x 2.44m) Window to rear, radiator.

#### FAMILY BATHROOM

Window to side, panel enclosed bath with shower over, wash hand basin, low level W.C, heated towel rail, fully tiled walls.





## OUTSIDE

### FRONT

Shingle Low maintenance front garden, driveway providing off road parking, EV charger, side access to rear garden.

### GARAGE

16' 08" x 7' 09" (5.08m x 2.36m) Laminate flooring, spotlights, power and light connected, door to rear garden.

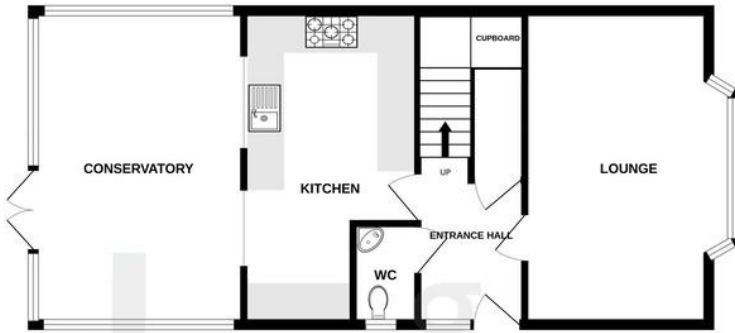
### REAR GARDEN

Enclosed rear garden with artificial lawn, raised planters, patio seating area, Covered BBQ entertaining space, shed, outside power point and tap.

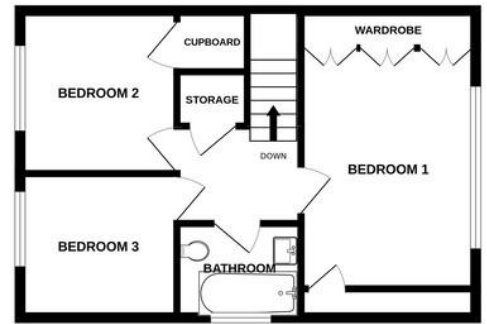




GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.5 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 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		78 C
55-68	D	56 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