



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Barbrook Lane**  
Tiptree, CO5 0ED

**£450,000**  
EPC Rating 'TBC'

- Four/Five Bedroom Family Home
- Multi-Generational Living Space
- 95ft. Landscaped Garden
- Open Plan Kitchen/Living Space





## Property Description

David Martin Estate Agents are delighted to present this deceptively spacious four-bedroom detached family home, thoughtfully extended and improved by the current owners. This versatile property is ideal for families seeking additional indoor and outdoor space, as well as multi-generational living. The accommodation comprises a welcoming entrance hall, a lounge with an open fireplace, and a newly fitted kitchen opening into a bright sitting/garden room with views over the rear garden. The ground floor also includes a generous bedroom, a bathroom, and a flexible home office or additional reception room. On the first floor there are three bedrooms and a family bathroom. Externally, the property offers off-road parking and a beautifully landscaped rear garden measuring approx. 95ft, featuring an abundance of mature flowers and established trees, a pergola-covered patio area ideal for outdoor dining and an allotment area to the rear. Early viewing is highly recommended.



#### ENTRANCE HALL

Enter the property via entrance door to front aspect, laminate flooring, built in coat cupboard and storage cupboard, window to side, stairs rising to first floor landing.

#### LOUNGE

13' 02" x 11' 02" (4.01m x 3.4m) Window to front, radiator, fireplace with open fire.

#### KITCHEN

19' 07" x 9' 09" (5.97m x 2.97m) Contemporary kitchen with a range of wall and base units, peninsula with inset butler style under sink with mixer tap, integrated dishwasher, space for American style fridge, space for Rangemaster cooker with extractor over, tiled splash back, laminate flooring, spotlights, vertical radiator, open to:

#### SITTING ROOM/GARDEN ROOM

17' 07" x 12' 10" (5.36m x 3.91m) Spacious and bright room with Double doors and full length window to rear garden, laminate flooring, two Velux windows, feature rustic panelled wall, under floor heating.

#### GROUND FLOOR BEDROOM

14' 07" x 11' 08" (4.44m x 3.56m) Window to rear, under floor heating, ceiling fan.



#### BATHROOM

10' 08" x 7' 10" (3.25m x 2.39m) Free standing bath, walk in shower with rainfall shower head and separate shower attachment, Victorian style high flush W.C, hand wash basin, under floor heating, Velux window, extractor fan, spotlights. Utility cupboard with folding doors, space and plumbing for washing machine and tumble dryer and storage above.

#### INNER HALLWAY

Laminate flooring, Velux window, spotlights, built in storage cupboard.

#### OFFICE/RECEPTION ROOM

11' 00" x 9' 02" (3.35m x 2.79m) Window to front, radiator.





#### LANDING

Airing cupboard, loft access, window to side.

#### BEDROOM TWO

12' 04" x 11' 04" (3.76m x 3.45m) Two windows to front, radiator.

#### BEDROOM THREE

11' 02" x 9' 10" (3.4m x 3m) Window to rear, radiator.

#### BEDROOM FOUR

9' 06" x 7' 10" (2.9m x 2.39m) Window to side, radiator, built in storage cupboard.





## OUTSIDE

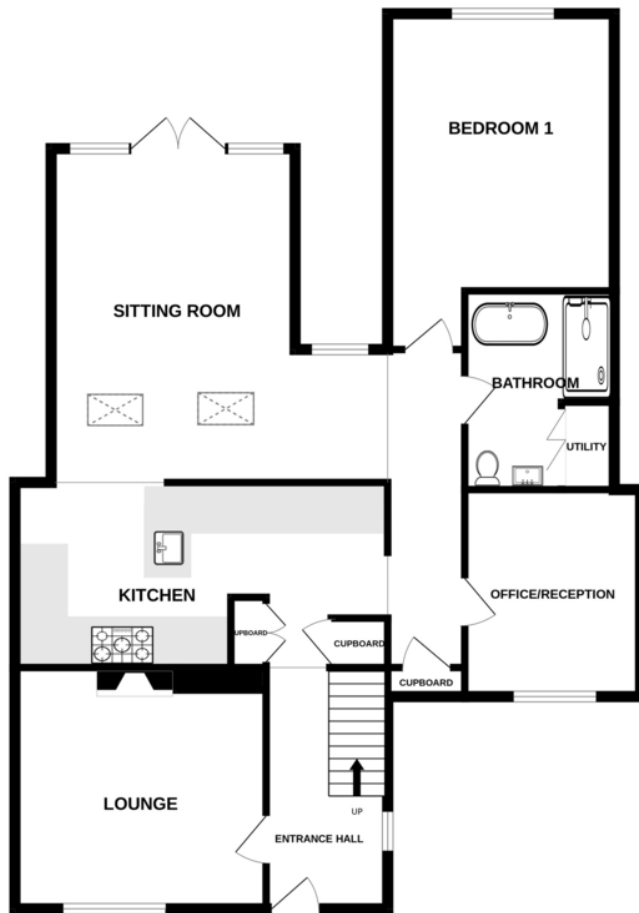
Front garden laid to lawn with shrub borders, driveway providing off road parking.

## REAR GARDEN

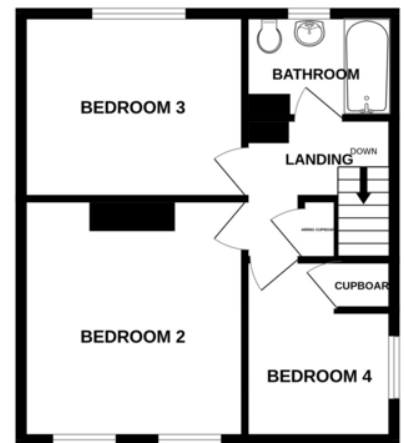
A beautifully presented and fully enclosed landscaped rear garden extending to approximately 95ft, with a patio area immediately to the rear of the property featuring a covered pergola, ideal for outdoor dining and entertaining, the garden is thoughtfully designed and well stocked with an array of established flowers, shrubs and mature trees creating a private and tranquil setting, further benefits include exterior lighting and an outside water tap, to the rear of the garden is a productive and well maintained allotment area complete with a potting shed & storage shed with power and light connected and greenhouse, ideal for keen gardeners.



GROUND FLOOR  
1132 sq.ft. (105.1 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.9 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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