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DAVID MARTIN
GROUP

Morley Road
Tiptree, CO5 0AA

Guide Price £625,000 - £650,000

EPC Rating 'D'

- Four Bedroom Detached Bungalow
- Open Plan Living Space with Bi-fold Doors
- Central Village Location
- High Quality Finish





Property Description

David Martin Estate Agents are privileged to offer to the market this fully renovated and extended four-bedroom detached bungalow situated in the centre of the village of Tiptree within walking distance to shops, schools and local amenities. The property has been finished to a high standard throughout and offers an abundance of living accommodation comprising of a welcoming entrance hall, an exceptional open plan kitchen/dining and living room with vaulted ceiling and two sets of Bi-fold doors to the rear garden, utility/boot room, four bedrooms with ensuite to principal bedroom and a family bathroom. Externally the property benefits from a block paved driveway providing off road parking for multiple vehicles and an additional secure gated driveway to the side of the bungalow, a good sized enclosed rear garden with granite patio area. We highly recommend a viewing of this property to really appreciate the high specification finish and space with which it offers.



ENTRANCE HALL

Enter the property via a part glazed entrance door to side aspect leading into a light and airy hallway, spotlights, loft access.

LOUNGE

15' 05" x 14' 04" (4.7m x 4.37m) Bi-fold doors to rear garden, tiled floor, open fireplace with oak mantle and slate hearth, open plan to:

KITCHEN/DINING ROOM

Shaker style kitchen fitted with a range of base units with quartz worktop over and inset sink with pull out hose tap, double oven, four ring electric hob with extractor over, integrated fridge/freezer and dishwasher, tiled floor, vaulted ceiling with spotlights, a large central island with Quartz worktop over, breakfast bar, storage and two wine coolers beneath, tiled floor, window to side, Bi-fold doors with gable window above giving the room a light and airy feel.

UTILITY ROOM

9' 10" x 5' 09" (3m x 1.75m) Window to front and door to side, fitted with a range of wall and base units with quartz work top over and inset sink with mixer tap, space and plumbing for washing machine and dryer, tiled floor, spotlights, extractor fan.





BEDROOM ONE

12' 04" x 11' 07" (3.76m x 3.53m) Window to front, spotlights, door to:

ENSUITE

Window to side, walk in shower with rainfall shower head and separate shower attachment, wall hung hand wash basin, low level W.C, fully tiled, heated towel rail, spotlights, extractor fan.

BEDROOM TWO

14' 00" x 9' 07" (4.27m x 2.92m) Window to front, built in walk in wardrobe.



BEDROOM THREE

13' 00" x 9' 08" (3.96m x 2.95m) Window to side.

BEDROOM FOUR/STUDY

11' 01" x 6' 09" (3.38m x 2.06m) Window to side.

FAMILY BATHROOM

Window to side, modern free standing bath, walk in shower with rainfall shower head and separate shower attachment, hand wash basin, low level W.C, heated towel rail, fully tiled, spotlights, extractor fan.





EXTERNAL

FRONT

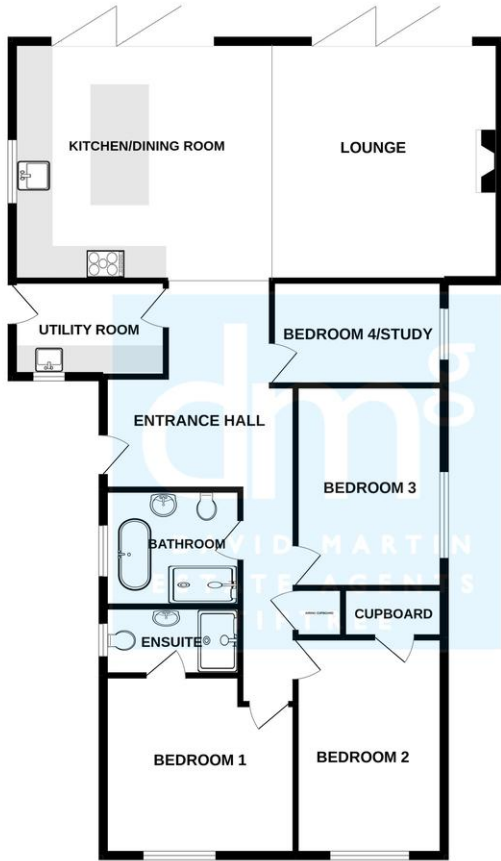
Block paved driveway providing off road parking for multiple vehicles, double timber gates to side of property providing further secure parking, electric car charger point, side access to rear garden.

REAR GARDEN

Granite patio to rear of property, rest mainly laid to lawn, timber shed measuring 9ft. x 14ft. with power and light connected, outside tap, power points and downlights.



GROUND FLOOR
1323 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (123.0 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		86 B
69-80	C		
55-68	D	64 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