



dm^g

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DAVID MARTIN
GROUP

101 Anchor Road
Tiptree, CO5 0BS

£425,000
EPC Rating 'C'

- Detached Three/Four Bedroom Chalet
- Garage
- Central Village Location
- CHAIN FREE



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Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented three/four bedroom detached chalet in the centre of the village of Tiptree within walking distance to local shops and amenities. The property provides spacious and flexible living accommodation consisting of a kitchen/diner, dual aspect lounge, dining room/ ground floor bedroom, ground floor shower room. On the first floor there are three double bedrooms and a shower room. Externally the property benefits from a low maintenance secluded rear garden and a garage in a block. The property is being sold CHAIN FREE and a Viewing is highly recommended to really appreciate all this property has to offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, 'Karndean' wood effect flooring, stairs rising to first floor, two under stairs storage cupboards.

LOUNGE

18' 8" x 13' 3" (5.69m x 4.04m) Marble feature fireplace with inset fire, telephone point, T.V point, radiator, bay window to front and French doors to rear garden.

DINING ROOM/BEDROOM FOUR

11' 0" x 10' 1" (3.35m x 3.07m) Radiator, windows to side and front, 'Karndean' wood effect flooring.



KITCHEN/DINER

18' 11" x 10' 5" (5.77m x 3.18m) Window and French doors to rear, comprehensively fitted with a range of wall and base units with granite work surfaces over incorporating a sink with drainer and mixer tap, tiled splash back, under cupboard lighting, four ring gas hob with stainless steel extractor over, built in eye level oven and microwave, integrated dishwasher, washing machine and tumble dryer, tiled floor, radiator, spotlights, space for dining table.

GROUND FLOOR SHOWER ROOM

9' 11" x 5' 0" (3.02m x 1.52m) Double shower cubicle, hand wash basin with vanity unit under, concealed cistern W.C, chrome ladder style towel rail, fully tiled walls and flooring, extractor fan.



LANDING

Access to loft.

BEDROOM ONE

18' 4" x 13' 1" (5.59m x 3.99m) Built in double wardrobe, T.V point, radiator, two velux windows to rear.

BEDROOM TWO

13' 1" x 9' 10" (3.99m x 3m) T.V point, radiator, two velux windows to rear.

BEDROOM THREE

13' 1" x 9' 6" (3.99m x 2.9m) T.V point, radiator, two velux windows to side.



SHOWER ROOM

7' 8" x 5' 8" (2.34m x 1.73m) Double shower cubical, pedestal hand wash basin, low level W.C, extractor fan, chrome ladder towel rail, velux window to side.



OUTSIDE

FRONT

Paved front garden with side access to rear garden.

GARAGE

Single garage in block of three, up and over style door, power connected.

REAR GARDEN

Fully enclosed walled garden, patio area, artificial low maintenance lawn, out side tap, timber gate to side.



AGENT NOTE

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of the information. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The fixtures, fittings 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		89 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 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