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DAVID MARTIN
GROUP

Archer Crescent
Tiptree, CO5 0GS

Guide Price £425,000 - £450,000
EPC Rating 'C'

- Five Bedroom Family Home
- Kitchen/Diner & Two Reception Rooms
- En suite & Two Bathrooms
- Gated Driveway & Garage





Property Description

David Martin Estate Agents are delighted to offer for sale this five-bedroom well-presented family home situated in the village of Tiptree with its excellent range of shops, schools and local amenities. The property offers spacious and versatile living accommodation set over three floors. The ground floor consists of an entrance hall, a spacious lounge opening on to a second reception room with corner Bi-fold doors to the rear garden, a modern kitchen/diner with further access to the rear garden and a ground floor cloakroom. On the first floor is the principal bedroom with separate dressing room and an ensuite, two further bedrooms and a family bathroom. On the second floor there are two bedrooms and a shower room. Externally the property benefits from gated off road parking leading to a garage and an enclosed southerly facing rear garden. We highly recommend an internal viewing of this property to appreciate all the space that is on offer.



ENTRANCE HALL

Enter via a part glazed entrance door to front aspect, laminate flooring, radiator, stairs rising to first floor landing.

LOUNGE

14' 05" x 14' 02" (4.39m x 4.32m) Radiator, feature fireplace, understairs cupboard, double doors to kitchen/diner, open to:

RECEPTION ROOM

10' 11" x 8' 07" (3.33m x 2.62m) Corner Bi-fold doors to rear garden, Velux roof window, laminate flooring with underfloor heating.

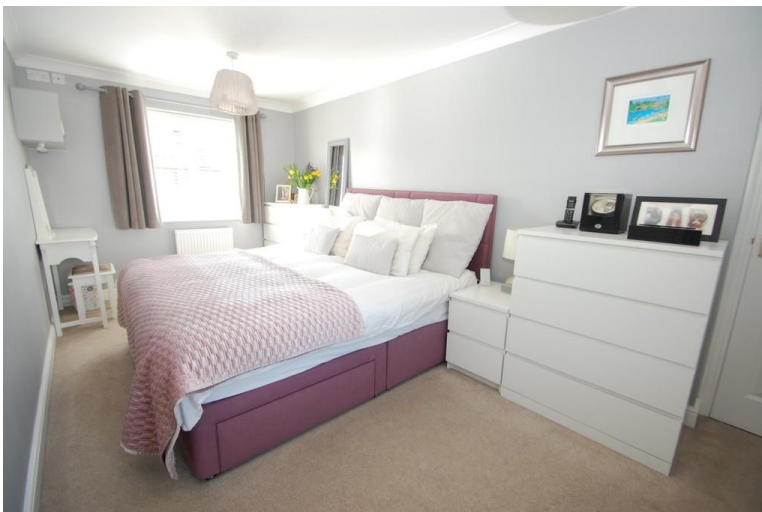


KITCHEN/DINER

17' 06" x 10' 05" (5.33m x 3.18m) Comprehensively fitted Modern kitchen with a range of handle less wall and base units incorporating a sink with drainer and mixer tap, two eye level ovens one of which is a combi oven, five ring gas hob with extractor over, space for washing machine, dishwasher and freezer, integrated fridge and freezer, wine cooler, pull out pantry cupboards, under cabinet lighting, spotlights, laminate flooring, window to front and picture window and door to rear garden.

CLOAKROOM

Window to front, low level W.C, hand wash basin, radiator, laminate flooring.





LANDING

Window to front, stairs rising to second floor landing.

BEDROOM ONE

17' 07" x 10' 06" maximum measurement (5.36m x 3.2m) Windows to front and rear, two radiators, fitted wardrobe, door to:

DRESSING ROOM

8' 06" x 6' 04" (2.59m x 1.93m) Window to front, fitted wardrobes, radiator, door to:

ENSUITE

Window to rear, shower cubical, low level W.C, hand wash basin inset to vanity unit, heated mirror with motion sensor illumination and shaver socket, spotlights, extractor fan, under floor heating.



BEDROOM TWO

10' 03" x 10' 01" maximum measurement (3.12m x 3.07m) Window to rear, radiator, built in wardrobe.

BEDROOM THREE

8' 09" x 7' 01" (2.67m x 2.16m) Window to front, radiator.

BATHROOM

Window to rear, bath with smart tap and shower attachment, hand wash basin and W.C inset to vanity unit, heated mirror with motion sensor illumination and shaver socket and built in speaker, heated towel rail, part tiled walls, spotlights, tiled floor, spotlights, extractor fan, airing cupboard.



LANDING

Window to front.

BEDROOM FOUR

10' 04" x 8' 11" (3.15m x 2.72m) Velux window to rear, radiator, eaves storage.

BEDROOM FIVE/STUDY

8' 11" x 7' 09" (2.72m x 2.36m) Velux window to rear, radiator, eaves storage.



SHOWER ROOM

Window to rear, walk-in shower cubical, hand wash basin inset to vanity unit, heated mirror with motion sensor illumination and shaver socket, low level W.C, tiled floor with under floor heating, extractor fan.



OUTSIDE

FRONT

Block paved providing additional parking, double timber gates leading to secured driveway providing parking for two/three vehicles.

SINGLE GARAGE

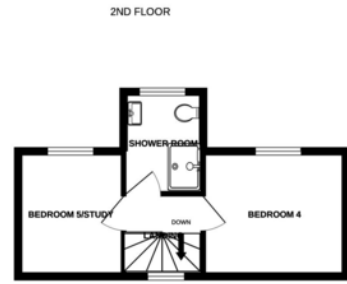
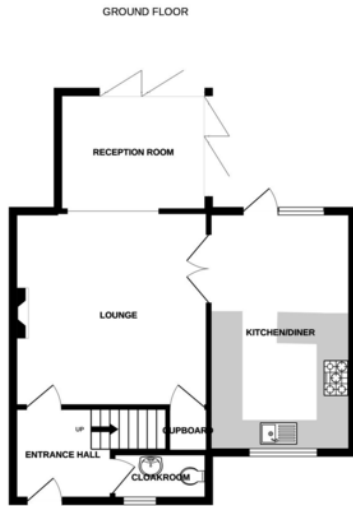
Pitched roof garage with eaves storage, up and over door, power and light connected.

REAR GARDEN

Enclosed southerly facing rear garden with patio area to rear of the property, rest mainly laid to lawn with shrub borders, outside tap and light, shed situated to rear of garage (to remain).



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 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	71 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 and 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