



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

**Wilkin Drive**  
Tiptree, CO5 0RS

**Guide Price £425,000 - £450,000**

EPC Rating 'C'

- Four Bedroom Detached Family Home
- Well Presented Throughout
- Open Plan Kitchen/Diner
- Garage & Off Road Parking







## Property Description

GUIDE PRICE £425,000 - £450,000

David Martin Estate Agents are delighted to offer for sale this well presented four bedroom detached family home situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of a welcoming entrance hall, lounge with double doors to rear garden, open plan kitchen/diner, utility room and ground floor cloakroom. On the first floor there are four bedrooms with a newly fitted en suite to principal bedroom and a family bathroom. Externally the property benefits from a driveway providing off road parking, a garage and an enclosed rear garden. We highly recommend a viewing of this property to really appreciate all it has to offer.



#### ENTRANCE HALL

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

#### CLOAKROOM

Hand wash basin, low level W.C, radiator, extractor fan.

#### LOUNGE

21' 01" x 11' 07" (6.43m x 3.53m) Window to front, feature fireplace with inset gas fire, two radiators, double doors to rear garden.



#### KITCHEN/DINER

L-shaped room 21' 00" x 15' 06" Maximum measurements (6.4m x 4.72m) Comprehensively fitted with a range of wall and base units with solid oak worksurface over with inset sink with drainer and mixer tap, double oven, five ring gas hob with extractor over, space for American style fridge/freezer, two radiators, laminate flooring, windows to front, side and rear, door to:

#### UTILITY ROOM

7' 11" x 5' 02" (2.41m x 1.57m) Window to rear, fitted with base units incorporating a sink with drainer and mixer tap, space and plumbing for washing machine, dishwasher and dryer, wall mounted gas fired boiler, radiator, laminate flooring, door to garden.



#### LANDING

Window to rear, airing cupboard, loft access.

#### BEDROOM ONE

11' 10" x 11' 07" (3.61m x 3.53m) Window to front, built in wardrobes, radiator, door to:

#### ENSUITE

Newly fitted with a walk in shower with rainfall shower head and separate shower attachment, wash hand basin inset to vanity unit, fully tiled, under floor heating, low level W.C, heated towel rail, spotlights, illuminated mirror.



#### BEDROOM TWO

11' 09" x 8' 09" (3.58m x 2.67m) Window to front, radiator.

#### BEDROOM THREE

8' 11" x 8' 09" (2.72m x 2.67m) Window to rear, radiator.

#### BEDROOM FOUR

9' 03" x 7' 04" (2.82m x 2.24m) Window to rear, radiator.





### FAMILY BATHROOM

Window to front, panel enclosed bath with mixer tap and shower over, low level W.C, hand wash basin, heated towel rail, part tiled, extractor fan, spotlights, laminate flooring.

### OUTSIDE

front of property enclosed by iron fencing, gated driveway to side of property providing secure off road parking leading to a garage.

### GARAGE

Single garage with up and over door, power and light connected, door to side.



### REAR GARDEN

Patio area to rear of property, rest mainly laid to lawn with shrub borders, outside tap, garden is enclosed by fencing and brick wall.

### 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.

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

www.dmgtiptree.co.uk  
%office\_emailAddress%  
01621 815815

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