



dm^g
DAVID MARTIN
GROUP

Archer Crescent
Tiptree, CO5 0GS

£370,000
EPC Rating 'TBC'

- Three Bedroom Link Detached
- Garage and Gated Driveway
- Conservatory
- CHAIN FREE





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom link-detached house tucked away in a quiet corner on the popular Grove Park development in the village of Tiptree. The property consists of an entrance hall, lounge with double doors into the dining room, kitchen with door to rear garden, conservatory and ground floor cloakroom. On the first floor there are three bedrooms with en suite to bedroom one and a family bathroom. Externally the property benefits from a gated driveway providing parking for several vehicles, a detached garage and an enclosed rear garden. The property is being sold with NO ONWARD CHAIN.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to side, radiator, wood flooring, under stairs storage cupboard, stairs rising to first floor landing.

LOUNGE

15' 02" x 10' 09" (4.62m x 3.28m) Window to front, radiator, feature fireplace with inset electric fire, double doors to:

DINING ROOM

10' 04" x 9' 09" (3.15m x 2.97m) Window and door to conservatory, radiator.



CONSERVATORY

Windows to rear and side, tiled floor, fitted air conditioning unit, double doors to rear garden.

KITCHEN

10' 04" x 7' 04" (3.15m x 2.24m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, electric oven, four ring gas hob with extractor over, integrated dishwasher, space for washing machine and fridge/freezer, wall mounted gas fired boiler, tiled floor, spotlights, window to rear and door to side.



CLOAKROOM

Wash hand basin, low level W.C, radiator, extractor fan, wood flooring.

LANDING

Window to side, airing cupboard, loft access.

BEDROOM ONE

13' 07" x 10' 03" (4.14m x 3.12m) Window to front, radiator, fitted wardrobes, door to:

ENSUITE

Window to side, shower cubical, low level W.C, wash hand basin, part tiled walls, extractor fan, radiator.



BEDROOM TWO

9' 09" x 8' 08" (2.97m x 2.64m) Window to rear, radiator, fitted wardrobes.

BEDROOM THREE

9' 10" x 8' 05" (3m x 2.57m) Window to rear, radiator.

BATHROOM

Panel enclosed bath with shower attachment, low level W.C, wash hand basin inset to vanity unit, light tunnel, part tiled walls, extractor fan, radiator.



OUTSIDE

Timber gates to side of property leading to a secured driveway providing off road parking for several vehicles.

GARAGE

18' 07" x 9' 00" (5.66m x 2.74m) Single detached garage with up and over door and power and light connected.

REAR GARDEN

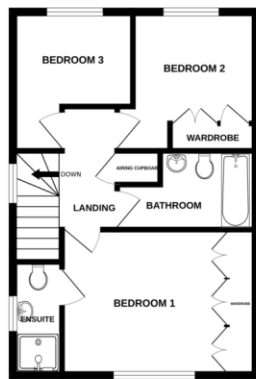
Patio area to rear of property and rear of garage, rest mainly laid to lawn with shrub borders, outside tap.



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
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgptiptree.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