



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

**Oak Road**  
Tiptree, CO5 0NE

**£575,000 - £590,000**

EPC Rating 'C'

- Four Bedroom Detached Family Home
- Three Reception Rooms
- Spacious Modern Kitchen/Diner
- Double Garage and Off Road Parking







## Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and versatile detached family home situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property has been extended and improved by the current owners and offers well laid out accommodation comprising of a welcoming entrance hall, a stunning open plan kitchen/dining room ideal for entertaining with Bi-fold doors to the rear garden, a spacious lounge, a further reception room, study, utility room and cloakroom. The first-floor accommodation comprises of four good sized bedrooms with en suite to the principal bedroom and a family bathroom. Externally the property benefits from a detached double garage, ample off-road parking and a good sized 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, stairs rising to first floor landing, double doors to:

#### LOUNGE

17' 04" x 11' 06" (5.28m x 3.51m) Open fire with feature surround, radiator, open to:

#### KITCHEN/DINING ROOM

31' 06" x 19' 07" Maximum measurements (9.6m x 5.97m) Shaker style kitchen comprehensively fitted with a range of wall and base units with Quartz worktop over and inset one and a half sink with swan neck boiling water tap, eye level oven and combi oven/microwave, integrated dishwasher and fridge/freezer, induction hob with extractor over, large central island with quartz worktop over, storage beneath, wine cooler and breakfast bar, 'Amtico' herringbone flooring, window to rear, Bi-fold doors to rear garden, two radiators, two vaulted ceiling lanterns, wall mounted air conditioning unit, spotlights, built in storage cupboard, door to:



#### UTILITY ROOM

7' 07" x 4' 11" (2.31m x 1.5m) Fitted with base units with quartz worktop over and inset butler style sink with mixer tap, space for washing machine, cupboard housing gas fired boiler, 'Amtico flooring', part glazed door to side.



#### RECEPTION ROOM

11' 08" x 10' 10" (3.56m x 3.3m) Two windows to front, radiator.

#### STUDY

10' 05" x 7' 01" (3.18m x 2.16m) Two windows to front, radiator.

#### CLOAKROOM

Wash hand basin, low level W.C, extractor fan.







#### LANDING

Window to rear, radiator, loft access, airing cupboard.

#### BEDROOM ONE

14' 05" x 11' 05" (4.39m x 3.48m) Two windows to front, built in wardrobe, radiator, door to:

#### ENSUITE

8' 05" x 7' 05" (2.57m x 2.26m) Window to rear, shower cubicle, two wash hand basins inset to vanity unit, low level W.C, part tiled walls, heated towel rail.

#### BEDROOM TWO

12' 07" x 10' 02" (3.84m x 3.1m) Two windows to front, radiator, built in wardrobes.

#### BEDROOM THREE

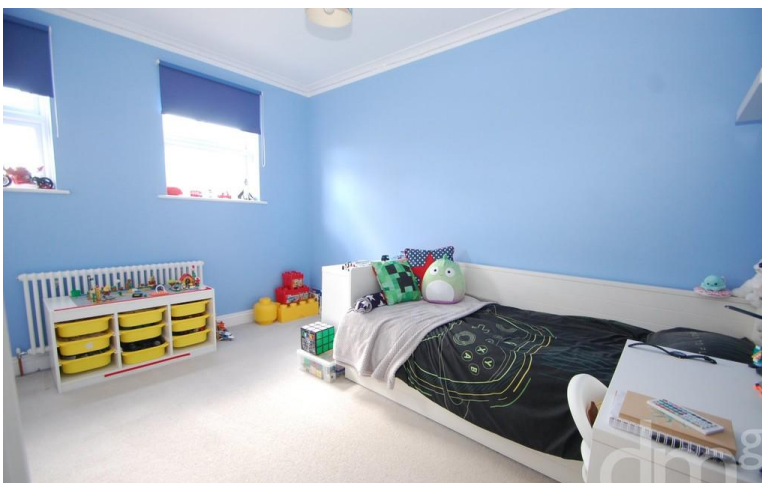
10' 05" x 9' 05" (3.18m x 2.87m) Window to rear, radiator.

#### BEDROOM FOUR

9' 02" x 6' 02" (2.79m x 1.88m) Window to rear, fitted with floor to ceiling wardrobes with sliding doors, radiator.

#### FAMILY BATHROOM

Window to front, panel enclosed bath, low level W.C, hand wash basin, radiator, part tiled walls.





## OUTSIDE

### FRONT

Front garden laid to lawn enclosed by metal railings, block paved driveway providing off road parking for several vehicles, side access to rear garden.

### DOUBLE GARAGE

Detached double garage with up and over doors, power and light connected.

### REAR GARDEN

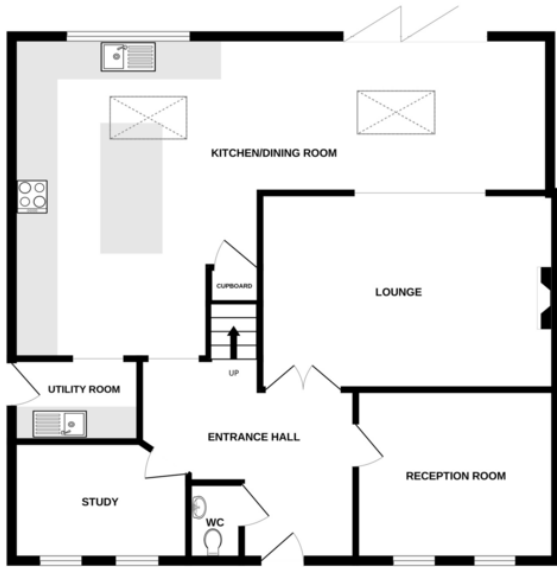
Enclosed rear garden with patio area, rest mainly laid to lawn.



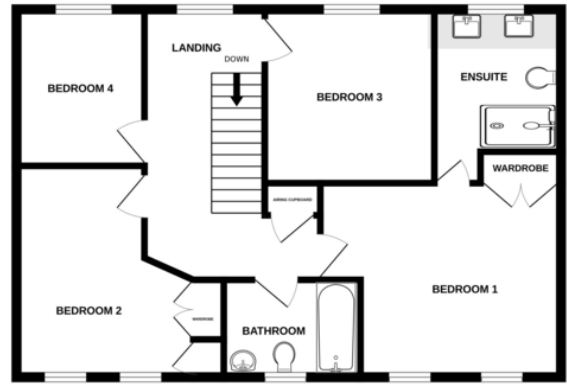
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GROUND FLOOR  
982 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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		83   B
69-80	C	75   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 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