



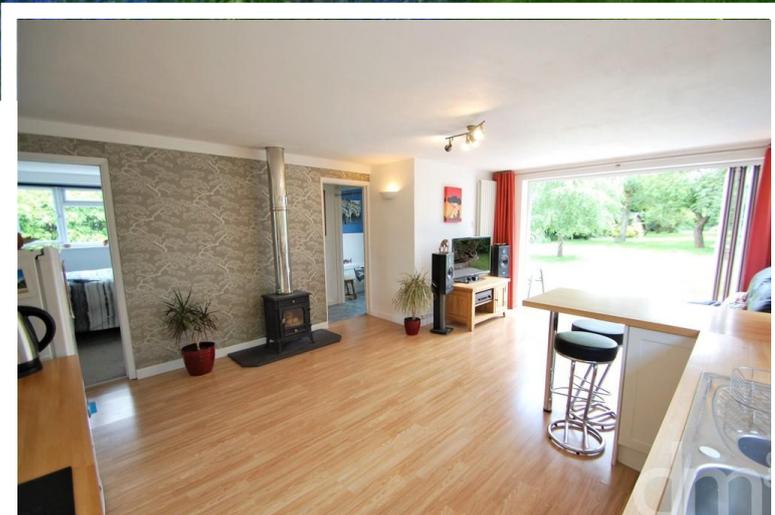
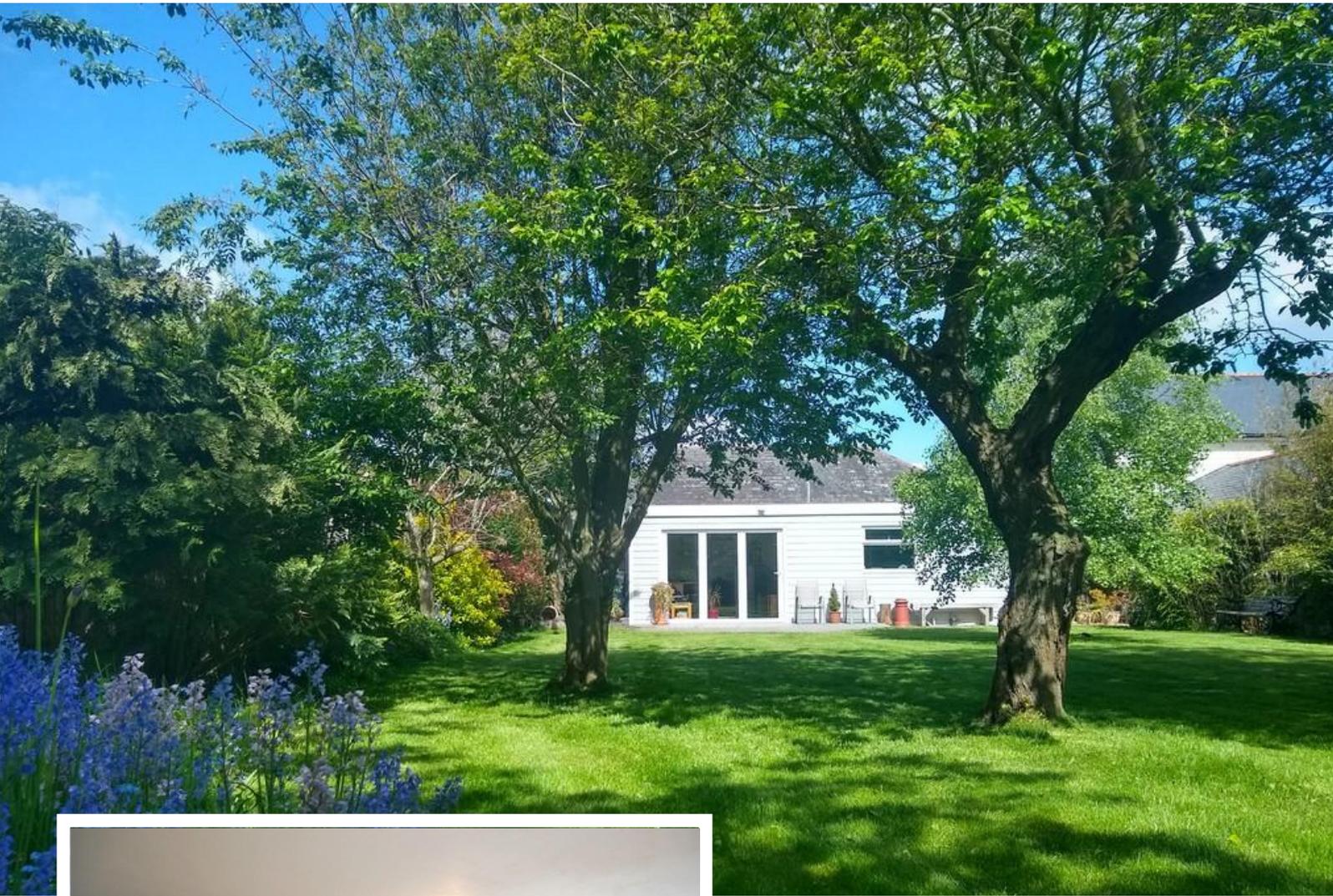
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DAVID MARTIN
GROUP

Morley Road
Tiptree, CO5 0AA

Guide Price £475,000 - £500,000
EPC Rating 'C'

- Three Bedroom Detached Bungalow
- Open Plan Living Space with Bi-fold Doors
- Rear Garden in Excess 200Ft.
- Central Village Location





Property Description

Guide Price £475,000 - £500,000

David Martin Estate Agents have the pleasure of offering to the market this three-bedroom detached bungalow situated in the centre of the village of Tiptree on the popular Morley road within walking distance to local shops and local amenities. The property comprises of an entrance hall, spacious lounge, three double bedrooms, a family bathroom and the hub of the home is the spacious open plan kitchen/family room with a log burner and Bi-fold doors to the rear with fantastic views of the impressive garden. Externally the property benefits from off road parking and an established south east facing rear garden measuring in excess of 200ft with a composite decked seating area to rear of property. The property is also being offered with NO ONWARD CHAIN. 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, radiator, laminate flooring, loft access.

LOUNGE

23' 00" x 10' 09" (7.01m x 3.28m) Windows to front and side, radiator.

KITCHEN/DINER/FAMILY ROOM

19' 00" x 14' 04" Maximum measurement (5.79m x 4.37m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, oven, four ring electric hob with extractor over, space for fridge/freezer and washing machine, breakfast bar, laminate flooring, vertical radiator, log burner, two windows to side, Bi-fold doors to rear garden.

BEDROOM ONE

11' 06" x 10' 07" (3.51m x 3.23m) Window to side, radiator, built in double wardrobes.

BEDROOM TWO

11' 09" x 10' 09" (3.58m x 3.28m) Window to front, radiator.

BEDROOM THREE

10' 10" x 10' 08" (3.3m x 3.25m) Window to side, radiator.

BATHROOM

Window to rear, panel enclosed bath, corner shower cubicle, low level W.C, hand wash basin, part tiled walls, tiled floor, radiator.





OUTSIDE

Driveway to front and side of property providing off road parking, hedge borders, side access to rear garden.

REAR GARDEN

Established and well maintained south east facing rear garden measuring in excess of 200ft. mainly laid to lawn with shrub borders and mature trees. composite decking to rear of property, patio area, sheds to remain, storage room, outside tap.

AGENT NOTES

Property is supplied by Gas central Heating.

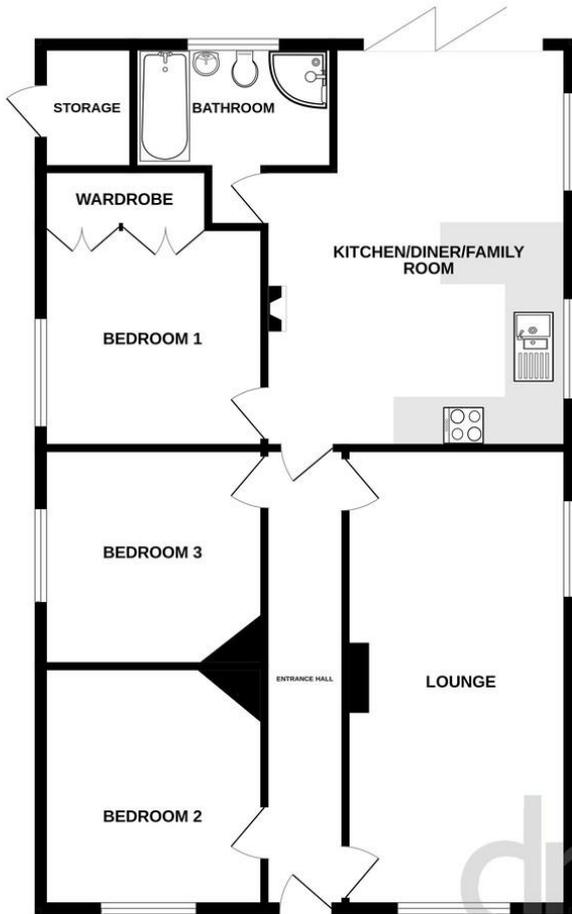
The property has great potential to extend. (subject to Planning)

The Garden offers the space to add a large home Office.





GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 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		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
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 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