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DAVID MARTIN
GROUP

Wilkin Drive
Tiptree, CO5 0RS

£400,000
EPC Rating 'TBC'

- Four Bedroom Link-Detached House
- Study & Dining Room
- Two En suites & Family Bathroom
- Garage & Driveway



Wilkin Drive, Tiptree, CO5 0RS



Property Description

David Martin Estate Agents are delighted to offer for sale this Four-bedroom link-detached family home located on the popular Grove Park development in the village of Tiptree within close proximity to fantastic local amenities and schooling. The property comprises of a welcoming entrance hall, lounge with doors to the rear garden, spacious kitchen with door to the utility room, separate dining room, study and a ground floor cloakroom. On the first floor there are four good sized bedrooms with two ensuite bathrooms and a family bathroom. Externally the property benefits from a well-proportioned enclosed rear garden, driveway providing off road parking and a garage. 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, stairs rising to first floor landing.

LOUNGE

14' 10" x 13' 03" (4.52m x 4.04m) Sliding doors to rear garden, two radiators, feature fireplace with inset gas fire (not tested).

KITCHEN

11' 07" x 10' 05" (3.53m x 3.18m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, space and plumbing for dishwasher and washing machine, eye level double oven, four ring gas hob with extractor over, laminate flooring, window to rear, archway to:

UTILITY ROOM

Window and door to rear garden, wall mounted gas fired boiler, storage cupboard, space for American style fridge/freezer, laminate flooring, radiator.

DINING ROOM

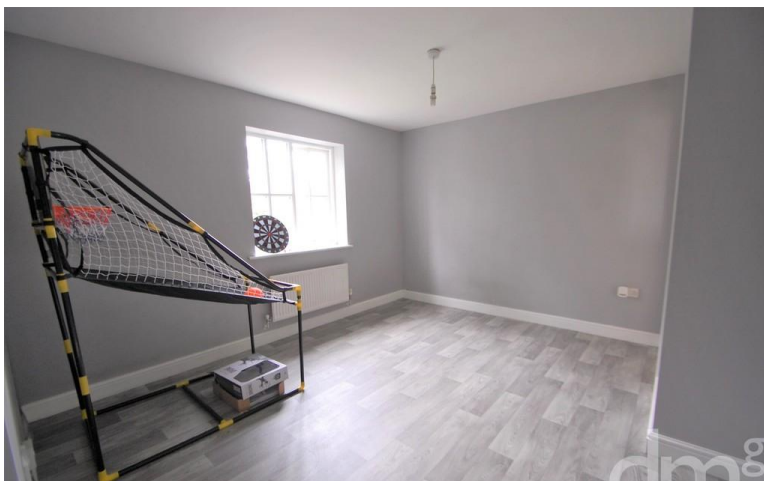
10' 05" x 09' 06" (3.18m x 2.9m) Bay window to front, laminate flooring, radiator.

STUDY

10' 10" x 6' 02" (3.3m x 1.88m) Bay window to front, radiator.

CLOAKROOM

Window to front, low level W.C, hand wash basin inset to vanity unit, part tiled, heated towel rail, tiled floor.





LANDING

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

BEDROOM ONE

17' 06" x 11' 05" Maximum Measurements (5.33m x 3.48m) Windows to front and rear, radiator, fitted wardrobes, door to:

EN SUITE

Window to front, double shower cubical, low level W.C, wash hand basin, fully tiled walls, tiled floor, heated towel rail.

BEDROOM TWO

13' 08" x 11' 08" (4.17m x 3.56m) Window to front, radiator, vinyl flooring, door to:

EN SUITE

Window to side, space for shower cubical, wash hand basin, low level W.C, part tiled, heated towel rail.

BEDROOM THREE

11' 04" x 9' 10" (3.45m x 3m) Window to rear, radiator, fitted wardrobes.

BEDROOM FOUR

13' 06" x 9' 08" Maximum Measurements (4.11m x 2.95m) Window to rear, radiator, vinyl flooring.



FAMILY BATHROOM

Window to front, panel enclosed bath, low level W.C, hand wash basin, heated towel rail, fully tiled walls.





OUTSIDE

FRONT

Shrub borders to front of property, gates to side of property giving access to car port and driveway leading to the garage.

GARAGE

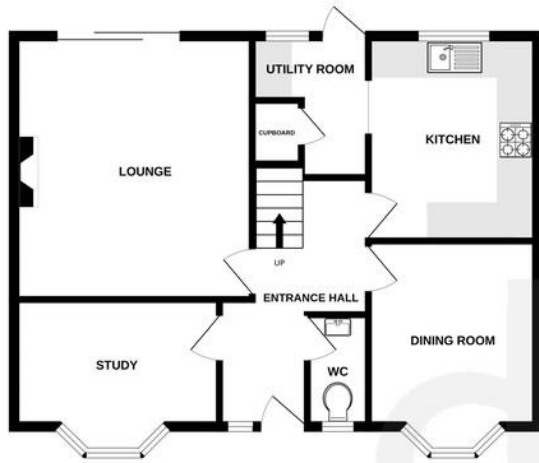
Single detached pitched roof garage with up and over door, power and light connected, eaves storage.

REAR GARDEN

Patio area to rear of property, rest mainly laid to lawn, outside tap, and lights.



GROUND FLOOR



1ST FLOOR



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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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