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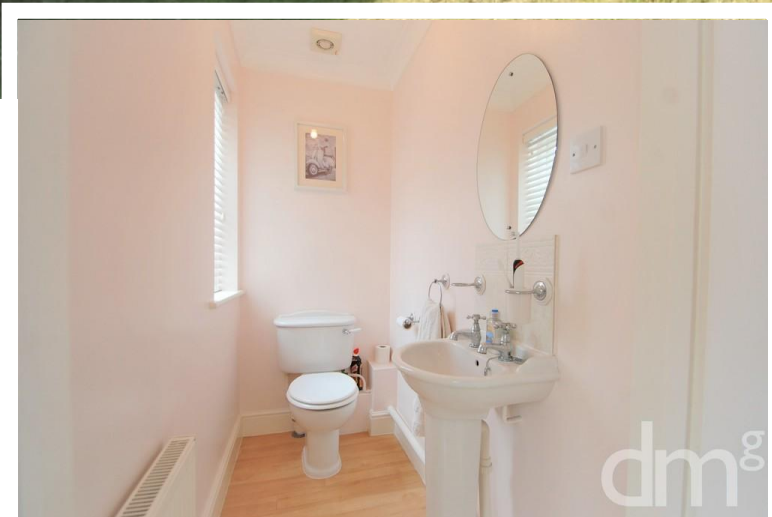
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DAVID MARTIN
GROUP

Kiltie Road
Tiptree, Colchester, CO5 0PX

£450,000
EPC Rating 'D'

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- GENEROUS SIZE REAR GARDEN





Property Description

We are delighted to offer for sale this well presented four bedroom link detached property, situated on the ever popular 'Grove Park' development. The property was constructed by reputable house builders 'Mersea Homes' and has some great features.

Internally the property comprises of a separate lounge and dining room, a spacious kitchen and downstairs WC, on the first floor there are four good sized bedrooms along with an en-suite to the main bedroom, and a good sized family bathroom.

Externally the property benefits from a generous unoverlooked garden which has a great addition of a multi-purpose outbuilding. There is also parking for several vehicles and at the front as well as parking behind the private gates to the side of the property. A viewing is highly recommended to appreciate the accommodation and space on 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

15' 6" x 11' 9" (4.72m x 3.58m) Situated to the rear of the property which has a feature fireplace as well as benefiting from a double glazed window and double doors opening out and overlooking the rear garden

DINING ROOM

9' 5" x 9' 4" (2.87m x 2.84m) Double glazed window to front aspect.



KITCHEN/BREAKFAST ROOM

18' 2" x 8' 8" (5.54m x 2.64m) Double glazed window to the rear aspect, door to the side access and is fitted with a range of wall and base units under worktop surfaces, built in oven and hob with extractor fan over, sink unit inset to worktop surfaces and a range of integrated appliances.

CLOAKROOM

W.C, wash hand basin and obscure double glazed window to the front

LANDING

Loft access, airing cupboard.



BEDROOM ONE

13' 4" x 11' 1" (4.06m x 3.38m) Double glazed window to the rear aspect, range of built in wardrobes and access to the ensuite

ENSUITE

White suite, with half tiled walls comprising of, shower cubicle, wash hand basin and a W.C

BEDROOM TWO

12' 6" x 11' 7" (3.81m x 3.53m) Double glazed window to front aspect. Built in storage cupboard



BEDROOM THREE

11' 9" x 9' 2" (3.58m x 2.79m) Double glazed window to rear aspect.

BEDROOM FOUR

9' 6" x 9' 6" (2.9m x 2.9m) Double glazed window to front aspect, built in storage cupboard.

FAMILY BATHROOM

Double glazed window to the side aspect, heated towel rail, fully tiled shower cubicle, wash hand basin and a W.C.



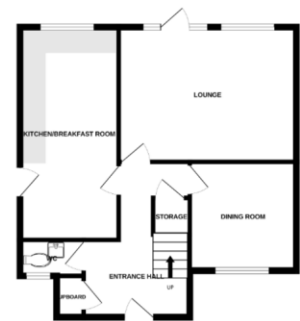
OUTSIDE

FRONT

There is a driveway providing off road parking for several vehicles. to the side of the property there are double gates with further parking behind and a detached garage with up and over door and power and light connected

REAR GARDEN

The spacious rear garden is unoverlooked and consists of a paved patio area, rest mainly laid to lawn with shrub borders. The garden also boasts an outbuilding which has been fully insulated and has power and light connected and would make an ideal work from home space, bar or gym.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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 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