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DAVID MARTIN
GROUP

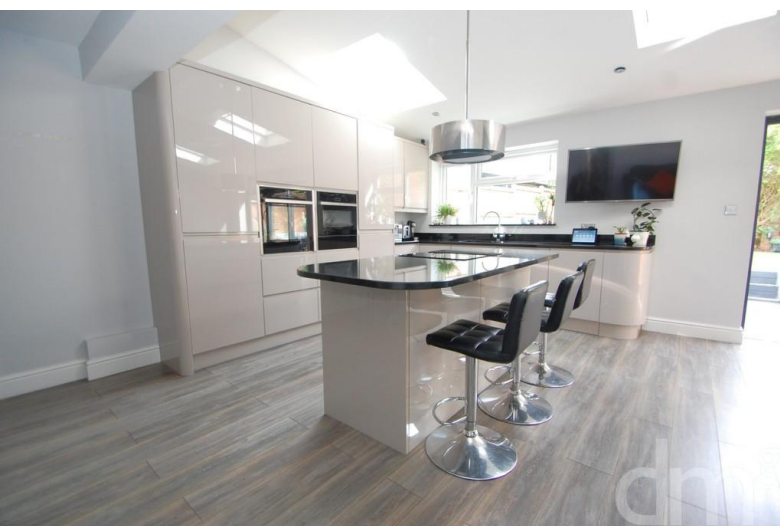
Shelley Avenue

Tiptree, CO5 0SF

Offers in Excess of £475,000

EPC Rating 'C'

- Five Bedroom Family Home
- Open Plan Kitchen/Family Room
- Study & Ground Floor Cloakroom
- Garage & Off-Road Parking





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and well-presented five bedroom family home which has been improved and extended by the current owners making it into the perfect family home with a welcoming entrance hall, lounge, study, ground floor cloakroom, utility and a large open plan kitchen/family room perfect for entertaining with Bi-fold doors opening onto the rear garden. On the first floor there are three bedrooms with an ensuite to bedroom one and a family bathroom. On the second floor there are two further bedrooms and a shower room. Externally the property benefits from off road parking, a garage, and an enclosed rear garden. We highly recommend a viewing of this property to really appreciate all the space with which it offers.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, laminate flooring, radiators, stairs rising to first floor landing.

LOUNGE

15' 07" x 10' 08" (4.75m x 3.25m) Window to front, radiator, spotlights, double doors to kitchen/family room.

KITCHEN/FAMILY ROOM

23' 06" x 19' 09" Maximum Measurements (7.16m x 6.02m) Comprehensively fitted with a range of full length and base units with granite work top over with inset one and a half sink, eye level oven, microwave and warming drawer, integrated fridge, freezer and dishwasher, central island with granite worktop over with inset induction hob with extractor over, storage beneath and breakfast bar, built in storage cupboard, spotlights, underfloor heating, laminate flooring, window to rear, Bi-fold doors to rear garden, three electric Velux windows.



UTILITY ROOM

6' 11" x 4' 00" (2.11m x 1.22m) Fitted with wall and base units, space for washing machine and dryer, spotlights.



STUDY

10' 00" x 8' 03" (3.05m x 2.51m) Window to front, laminate flooring.

CLOAKROOM

Window to side, tiled floor, low level W.C, hand wash basin, radiator, extractor fan.





LANDING

Window to rear, airing cupboard housing hot water cylinder.

BEDROOM ONE

13' 06" x 8' 03" (4.11m x 2.51m) Window to front, radiator, built in cupboard, door to:

ENSUITE

Shower cubical, low level W.C and hand wash basin inset to vanity unit, heated towel rail, part tiled walls, extractor fan.

BEDROOM TWO

8' 05" x 7' 09" (2.57m x 2.36m) Window to front, radiator, built in cupboard.

BEDROOM THREE

7' 04" x 6' 09" (2.24m x 2.06m) Window to rear, radiator.

FAMILY BATHROOM

Window to rear, panel enclosed bath, wash hand basin and W.C inset to vanity unit, part tiled walls, heated towel rail, spotlight, extractor fan.

LANDING

Window to rear, Velux window to front.

BEDROOM FOUR

12' 07" x 10' 03" (3.84m x 3.12m) Window to rear, Velux window to front, built in storage, radiator.

BEDROOM FIVE

11' 10" x 9' 01" (3.61m x 2.77m) Window to rear, Velux window to front, radiator, built in storage.

SHOWER ROOM

Velux window to front, shower cubical, low-level W.C, hand wash basin inset to vanity unit, fully tiled, spotlights, extractor fan, heated towel rail.





OUTSIDE

FRONT

Block paving to the front of property with double gates leading to further parking to the side of the property leading to the garage.

GARAGE

Single detached garage with up and over doors, power and light connected and eaves storage.

REAR GARDEN

Enclosed rear garden with a Composite decked seating area, artificial grass with shrub and tree borders, small timber shed to rear of garage, outside lights and tap.

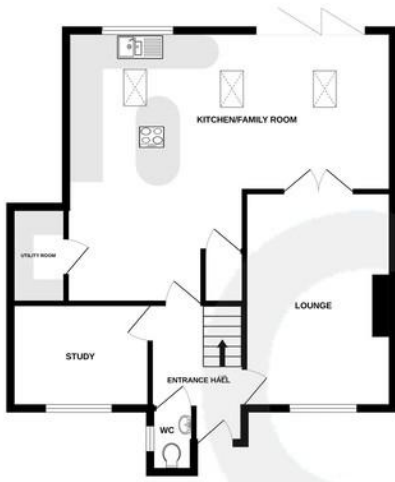


AGENT NOTES

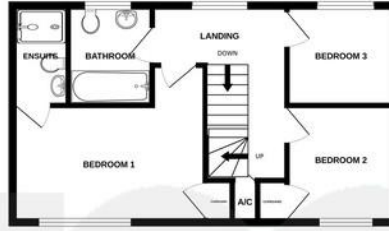
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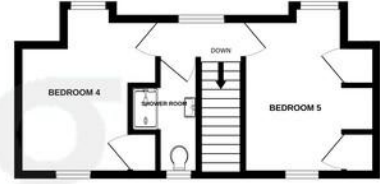
GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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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