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DAVID MARTIN
GROUP

Shelley Avenue

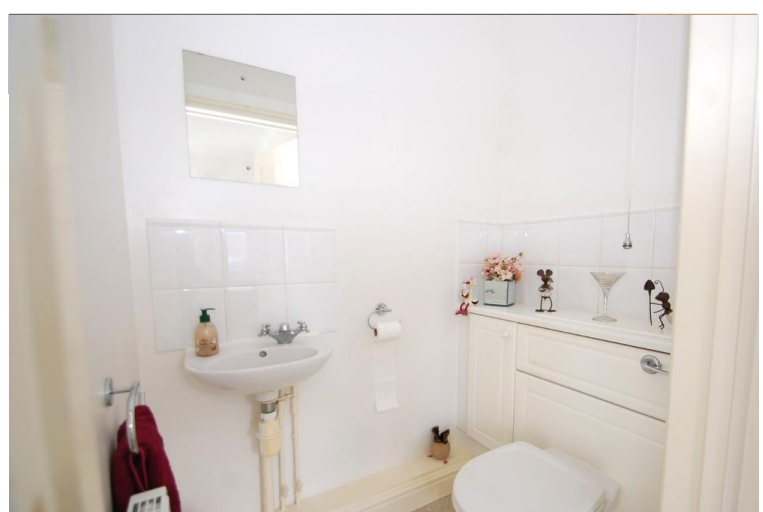
Tiptree, CO5 0SF

£450,000

EPC Rating 'C'

- Four Bedroom Detached Family Home
- Spacious Kitchen/Dining Room
- Bathroom & En Suite & Cloakroom
- Double Garage and Ample Parking





Property Description

David Martin Estate Agents are delighted to offer for sale this link-detached four bedroom family home centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of a welcoming entrance hall, spacious kitchen/diner, lounge with access to the rear garden, ground floor cloakroom, four bedrooms with ensuite to principal bedroom and a family bathroom. Externally the property benefits from an enclosed garden, double garage and a driveway providing off road parking for several vehicles. 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, storage cupboard, stairs rising to first floor landing.

KITCHEN/DINER

18' 10" x 14' 09" maximum measurement (5.74m x 4.5m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiles splash back, oven with four ring gas hob with extractor over, integrated dishwasher and fridge/freezer, space for washing machine, tiled floor, two radiators, spotlights, windows to front and side.



LOUNGE

18' 09" x 10' 08" (5.72m x 3.25m) Window to front, door and windows to garden, under stairs storage cupboard, radiator, feature fireplace.

CLOAKROOM

Low level W.C, hand wash basin, extractor fan, radiator, tiled floor.

LANDING

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

BEDROOM ONE

11' 05" x 10' 09" (3.48m x 3.28m) Window to front, fitted wardrobes, radiator, door to:



ENSUITE

Window to side, shower cubical, low level W.C and wash hand basin inset to vanity unit, part tiled walls, radiator, extractor fan.

BEDROOM TWO

10' 10" x 9' 03" (3.3m x 2.82m) Window to side, radiator, fitted wardrobe.

BEDROOM THREE

9' 10" x 9' 02" (3m x 2.79m) Window to front, radiator.

BEDROOM FOUR

8' 02" x 7' 03" (2.49m x 2.21m) Window to front, radiator.



FAMILY BATHROOM

Window to rear, panel enclosed bath with shower attachment, low level W.C and hand wash basin inset to vanity unit, part tiled walls, extractor fan.



OUTSIDE

FRONT

Block paved driveway providing off road parking for several vehicles, side access to rear garden.

DOUBLE GARAGE

Up and over doors, power and light connected.

GARDEN

Landscaped garden with summer house (to remain), outside tap and lights.



The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



TOTAL FLOOR AREA: 1071 sq ft. (99.5 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and all other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given. Please see drawings 02023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 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 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