



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Station Road**  
Tiptree, CO5 0BB

**£425,000**  
EPC Rating 'D'

- Four Bedroom Family Home
- Good Sized Rear Garden
- Garage & Off-Road Parking
- Spacious Living Accommodation





## Property Description

David Martin Estate Agents are delighted to offer for sale this Spacious four-bedroom semi-detached house situated in the popular village of Tiptree with its excellent range of shops, schools, and local amenities. The property offers versatile living accommodation consisting of a welcoming entrance hall, kitchen, utility room, dining room, conservatory, lounge, and ground floor shower room. On the first floor there are four good sized bedrooms and a family bathroom. Externally the property benefits from an in and out driveway providing off road parking for several vehicles, an integral garage, and a generous sized rear garden measuring in excess of 80ft. 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, tiled floor, two radiators, stairs rising to first floor landing, door to:

#### KITCHEN

12' 01" x 7' 11" (3.68m x 2.41m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap and water softener, gas hob with extractor over, eye level double oven, space for dishwasher, tiled floor, radiator, window to rear, open to:



#### UTILITY ROOM

8' 11" x 5' 05" (2.72m x 1.65m) Window to side and door to rear, fitted with a range of wall and base units, space for washing machine and fridge/freezer, tiled floor.

#### DINING ROOM

12' 09" x 7' 11" (3.89m x 2.41m) Radiator, tiled floor, sliding doors to:

#### CONSERVATORY

9' 04" x 9' 0" (2.84m x 2.74m) Tiled floor, double doors to garden.



#### LOUNGE

17' 11" x 12' 0" (5.46m x 3.66m) Windows to front and side, laminate flooring, two radiators.

#### SHOWER ROOM

Window to side, shower cubical, part tiled, radiator, wash hand basin, low level W.C.





#### LANDING

Loft access, airing cupboard.

#### BEDROOM ONE

12' 04" x 11' 11" (3.76m x 3.63m) Window to front, fitted wardrobes, radiator.

#### BEDROOM TWO

13' 05" x 8' 11" (4.09m x 2.72m) Window to rear, radiator, laminate flooring.

#### BEDROOM THREE

12' 04" x 7' 10" (3.76m x 2.39m) Window to front, radiator, fitted wardrobes.

#### BEDROOM FOUR

10' 08" x 7' 11" (3.25m x 2.41m) Window to rear, radiator, laminate flooring, built in cupboard.

#### FAMILY BATHROOM

Window to rear, panel enclosed bath with shower attachment, low level W.C, hand wash basin, part tiled walls.





## OUTSIDE

### FRONT

Block paved in and out driveway providing off road parking for several vehicles, shrub borders, side access to rear garden.

### GARAGE

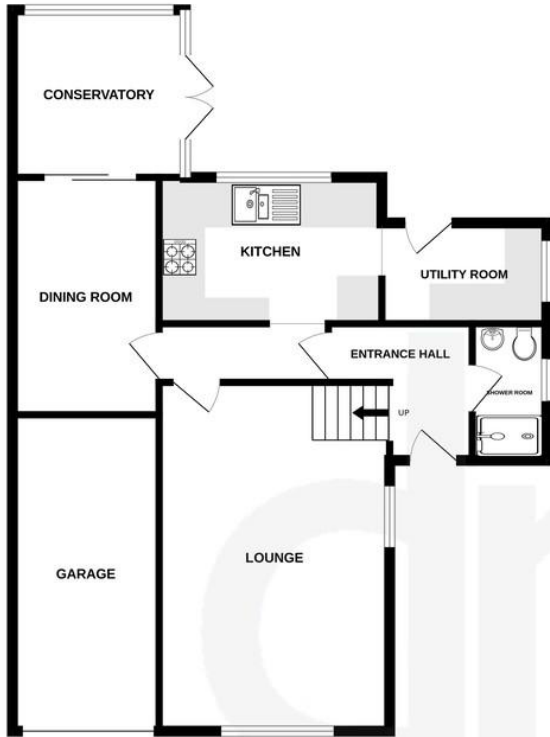
17' 01" x 7' 11" (5.21m x 2.41m) Single integral garage with up and over door and power and light connected.

### REAR GARDEN

Enclosed rear garden measuring in excess of 80ft., patio seating area to rear of property, rest mainly laid to lawn with shrub borders, two timber sheds (to remain).



GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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		83 B
69-80	C		
55-68	D	63 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