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DAVID MARTIN
GROUP

Mill Close
Tiptree, CO5 0LE

Guide Price £425,000 - £450,000
EPC Rating 'C'

- Four/Five Bedroom Detached House
- Spacious Living Accommodation
- Central Village Location
- Conservatory





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and versatile four/five bedroom detached family home situated in the centre of the village of Tiptree within walking distance to shops, schools and local amenities. The property consists of a welcoming entrance hall, a spacious lounge with an open fire, open plan to the dining room with double doors into the conservatory and kitchen, study/ground floor bedroom, cloakroom and ground floor shower room. On the first floor there are four bedrooms and a family bathroom. Externally the property benefits from off road parking and additional gated secure parking to the side of the property and an enclosed garden to the rear. We highly recommend a viewing of this property to really appreciate all the space it has to offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, built in storage cupboards, stairs rising to first floor landing.

LOUNGE

19' 04" x 13' 11" (5.89m x 4.24m) Windows to both sides, open fireplace, two radiators, open plan to:

DINING ROOM

13' 07" x 11' 01" (4.14m x 3.38m) Radiator, tiled floor, double doors to kitchen and conservatory.

CONSERVATORY

14' 10" x 11' 06" (4.52m x 3.51m) Two radiators, tiled floor, double doors to rear garden.

KITCHEN

11' 07" x 10' 10" (3.53m x 3.3m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, four ring electric hob, eye level double oven, space for washing machine, dishwasher and American style fridge/freezer, tiled floor, door to rear garden, windows to front, side and rear.

STUDY

11' 10" x 7' 07" (3.61m x 2.31m) Window to front, radiator.



CLOAKROOM

Window to side, low level W.C, radiator.

SHOWER ROOM

Window to rear, radiator, shower cubical, hand wash basin, fully tiled walls.

LANDING

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

BEDROOM ONE

13' 07" x 11' 02" (4.14m x 3.4m) Window to rear, radiator.



BEDROOM TWO

13' 10" x 8' 04" (4.22m x 2.54m) Window to side, laminate flooring, radiator.

BEDROOM THREE

12' 02" x 7' 10" (3.71m x 2.39m) Window to front, laminate flooring, radiator.

BEDROOM FOUR

8' 00" x 7' 06" (2.44m x 2.29m) Window to side, radiator, laminate flooring.



FAMILY BATHROOM

Window to side, panel enclosed bath with shower over, low level W.C, hand wash basin, radiator.

OUTSIDE

FRONT

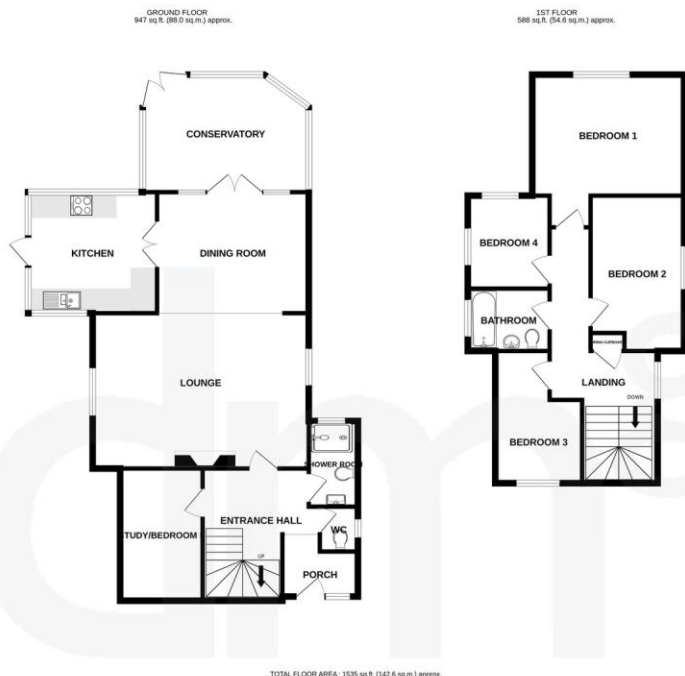
Driveway to front of property, further gated secure parking to side of property, side access to rear garden.

REAR GARDEN

Low maintenance enclosed rear garden with patio seating area, brick built storage shed, timber shed and green house to remain.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgtiptree.co.uk
%office_emailAddress%
01621 815815

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