



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

**Kiltie Road**  
Tiptree, CO5 0PX

**£395,000**  
EPC Rating 'D'

- Link Detached Family Home
- Three Double Bedrooms
- Garage and Off Road Parking
- Family Bathroom & Ensuite





## Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented three bedroom family home centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property comprises of a newly fitted kitchen/diner with double doors into a light and airy lounge with double doors to the rear garden and a ground floor cloakroom. On the first floor there are three double bedrooms, a family bathroom and an ensuite to the principal bedroom. Externally the property benefits from a driveway, garage and enclosed rear garden. We highly recommend a viewing to appreciate all this property has to offer.





#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator with cover, Amtico flooring, stairs rising to first floor landing.

#### KITCHEN/DINER

13' 11" x 9' 09" (4.24m x 2.97m) Comprehensively fitted with with a range of wall and base units with Quartz work top and splash back with inset Villeroy Bosch sink, built in oven, four ring gas hob with extractor over, plumbing and space for washing machine, dishwasher and fridge/freezer, tiled floor, radiator, double doors to:



#### LOUNGE

16' 03" x 11' 08" (4.95m x 3.56m) Windows and double doors to rear garden, Amtico flooring, radiator.

#### CLOAKROOM

Low level W.C, hand wash basin inset to vanity unit, extractor fan, radiator, Amtico flooring.

#### LANDING

Airing cupboard, loft access.

#### BEDROOM ONE

16' 03" x 10' 04" (4.95m x 3.15m) Window to front, radiator, fitted wardrobe, wood panelling.



#### ENSUITE

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

#### BEDROOM TWO

16' 03" x 8' 09" (4.95m x 2.67m) Two windows to rear, radiator, built in wardrobe.

#### BEDROOM THREE

11' 01" x 8' 11" (3.38m x 2.72m) Window to rear, radiator.

#### BATHROOM

Panel enclosed bath with shower attachment, low level W.C, hand wash basin, part tiled walls, radiator.





**OUTSIDE**

Driveway providing off road parking, side access to rear garden.

**GARAGE**

17' 08" x 9' 01" (5.38m x 2.77m) Single garage with up and over door and power and light connected, door to rear garden.

**REAR GARDEN**

South Westerly facing rear garden with patio area to rear of the property, artificial lawn, shrub borders, outside light, tap and power point.



**AGENT NOTES**

Property was recently fitted with a new Gas COMBI boiler.

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.

GROUND FLOOR

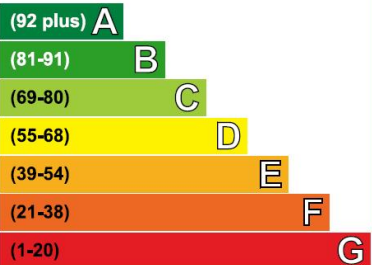
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other parts 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix v2.0204

**Energy Efficiency Rating**

Very energy efficient - lower running costs



Current	Potential
67	85



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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