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DAVID MARTIN
GROUP

Saffron Way
Tiptree, CO5 0AY

£360,000
EPC Rating 'C'

- Three Bedroom Semi Detached House
- Open Plan Kitchen/Dining room
- Garage and Off-Road Parking
- Conservatory & Southerly Facing Rear Garden





Property Description

David Martin Estate Agents are delighted to offer for sale this extended and improved three bedroom semi-detached house centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of a spacious open plan kitchen/diner with central island opening to both the family lounge and conservatory with double doors to the rear garden. Upstairs there are three bedrooms and a newly fitted shower room. Externally the property benefits from a driveway providing off road parking, an integral garage and a sunny landscaped rear garden. We highly recommend a viewing of this property to really appreciate all it has to offer.



ENTRANCE PORCH

Enter the property via a part glazed entrance door to front aspect, window to front and side, spotlights, radiator, laminate flooring.

ENTRANCE HALL

Stairs rising to first floor landing, spotlights, radiator, laminate flooring.

LOUNGE

12' 09" x 10' 08" (3.89m x 3.25m) Box bay window to front, feature fireplace, radiator, laminate flooring, open to:

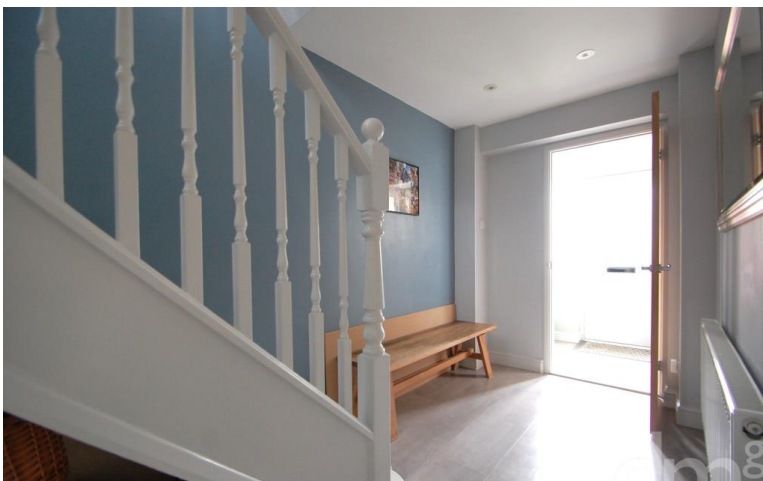


KITCHEN/DINER

25' 02" x 11' 00" Maximum measurements. (7.67m x 3.35m) Comprehensively fitted with a range of wall and base units with wooden work tops over incorporating a double butler sink, tiled splash back, double eye level oven, integrated fridge/freezer, dishwasher and washing machine, wine cooler and rack, central island inset hob and storage beneath, spotlights, laminate flooring, vertical radiator, integral door to garage, two windows to rear, open to:

CONSERVATORY

9' 03" x 8' 07" (2.82m x 2.62m) Windows to side and rear, laminate flooring, double doors to rear garden.





LANDING

Window to side, loft access.

BEDROOM ONE

12' 09" x 10' 03" (3.89m x 3.12m) Window to front, fitted wardrobes with sliding doors, radiator, airing cupboard.

BEDROOM TWO

11' 10" x 11' 08" (3.61m x 3.56m) Window to rear, radiator.

BEDROOM THREE

9' 09" x 6' 07" (2.97m x 2.01m) Window to front, built in storage cupboard, radiator.



SHOWER ROOM

Window to rear, low level W.C, hand wash basin inset to vanity unit, walk in shower with rainfall shower head, heated towel rail.





OUTSIDE

FRONT

Hedge border, lawn, driveway providing off road parking leading to garage.

GARAGE

16' 02" x 8' 01" (4.93m x 2.46m) Up and over door, power and light connected, integral door to kitchen.

REAR GARDEN

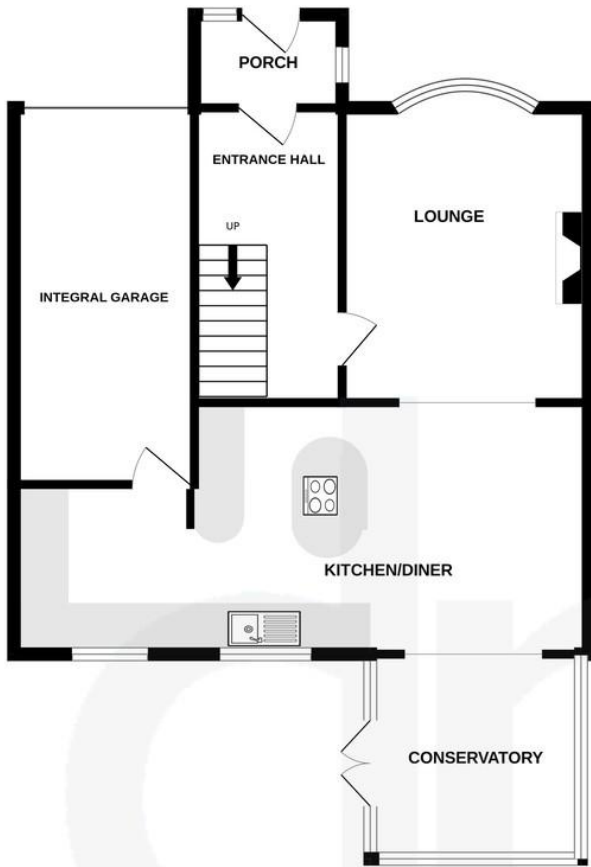
Sunny southerly facing garden, Patio seating areas, raised sleeper planters, summer house to remain.



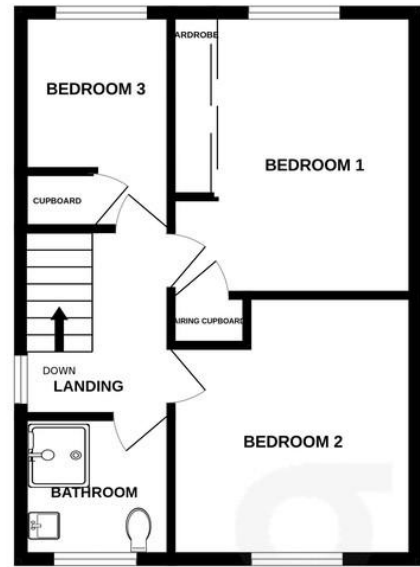
AGENT NOTE

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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