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DAVID MARTIN
GROUP

Barbrook Lane
Tiptree, CO5 0JH

Guide Price £425,000 – 450,000

- Four Bedroom Semi-Detached House
- Spacious Living Accommodation
- Garage and Ample Parking
- Central Village Location





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious four-bedroom semi-detached family home situated on a generous size plot in the centre of the village of Tiptree within walking distance to shops, schools and local amenities. The property comprises of a welcoming entrance hall, spacious lounge, dining room with doors to the garden, breakfast room opening into the kitchen and a ground floor cloakroom. On the first floor there are four bedrooms and a family bathroom with the principal bedroom benefitting from a dressing room and en-suite. Externally the property benefits from a large driveway, an integral garage and a good-sized rear garden. We highly recommend a viewing of this property to appreciate all the space with which it offers.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, laminate flooring, radiator, under stairs storage cupboard.

LOUNGE

22' 04" x 11' 09" Reducing to 09'00" (6.81m x 3.58m)
Box bay window to front, two radiators, sliding doors to:

DINING ROOM

13' 03" x 9' 01" (4.04m x 2.77m) Windows to rear and side, sliding doors to rear garden, two Velux windows, laminate flooring, radiator, door to:



BREAKFAST ROOM

Fitted storage cupboards, radiator, laminate floor, door to rear garden, archway to:

KITCHEN

Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, freestanding cooker with extractor over, space for washing machine, slim line dishwasher and fridge/freezer, spotlights, window to rear.

CLOAKROOM

Window to front, fully tiled, low level W.C, corner hand wash basin, radiator.



LANDING

Access to loft spaces.

BEDROOM ONE

15' 03" x 12' 03" (4.65m x 3.73m) Window to front and side, built in wardrobe, two radiators.

DRESSING ROOM/STUDY

8' 05" x 5' 09" (2.57m x 1.75m) Window to side, built in cupboard, door to:

ENSUITE

Window to rear, panel enclosed bath, low level W.C, hand wash basin inset to vanity unit, radiator, fully tiled.

BEDROOM TWO

11' 11" x 10' 11" (3.63m x 3.33m) Window to front, radiator, fitted wardrobes.





BEDROOM THREE

10' 04" x 8' 01" (3.15m x 2.46m) Window to rear, built in wardrobe, radiator.

BEDROOM FOUR

7' 05" x 6' 07" (2.26m x 2.01m) Window to front, radiator, fitted wardrobes.

FAMILY BATHROOM

Window to rear, P-shaped bath with shower over, low level W.C, hand wash basin inset to vanity unit, radiator, fully tiled, airing cupboard.





OUTSIDE

GARAGE

18' 02" x 12' 04" (5.54m x 3.76m) Up and over door, power and light connected, radiator, door to rear garden.

FRONT

large block paved driveway to front and side of property providing off road parking for multiple vehicles, side access to rear garden.

REAR GARDEN

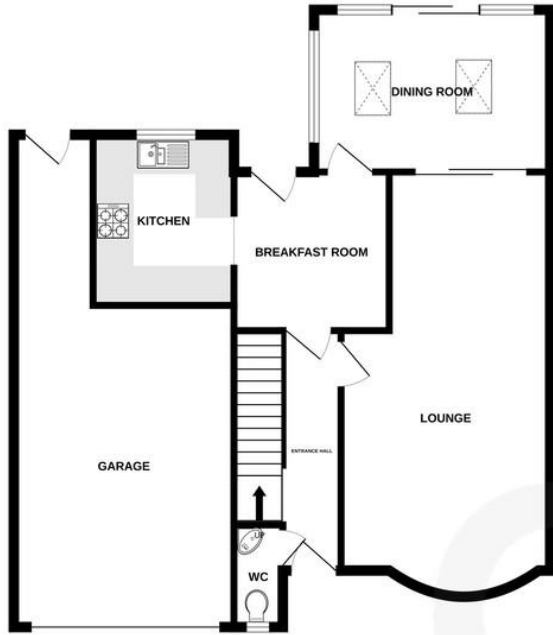
South facing enclosed rear garden with patio area to rear of property, rest mainly laid to lawn with shrub and flower borders, timber shed, outside tap and lights.

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



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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David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

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