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DAVID MARTIN
GROUP

Newbridge Road
Tiptree, CO5 0HS

£375,000
EPC Rating 'TBC'

- Three Bedroom Semi Detached House
- Central Village Location
- Rear Garden Approx. 120 ft.
- Garage and Off Road Parking





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious three bedroom semi-detached family home centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of an entrance hall, a comprehensively fitted kitchen, a spacious lounge/Diner with access to the rear garden and a ground floor cloakroom. On the first floor there are three good sized bedrooms and a newly fitted family bathroom. Externally the property benefits from a front garden, a block paved driveway providing parking for several vehicles leading to a detached garage and a well maintained enclosed rear garden measuring approx.120ft. We highly recommend a viewing of this property to appreciate all the space that it offers.



ENTRANCE HALL

Enter the property via a glazed entrance door to side aspect, radiator, under stairs storage cupboard, stairs rising to first floor landing.

KITCHEN

10' 10" x 9' 00" (3.3m x 2.74m) Comprehensively fitted with a range of wall and base units incorporating a one and a half ceramic sink with drainer and mixer tap, tiled splash back, four ring gas hob with extractor over, double eye level oven, space and plumbing for washing machine, fridge and freezer, spotlights, window to front.



LOUNGE/DINER

23' 07" x 16' 09" Maximum measurement (7.19m x 5.11m) Sliding doors to rear garden, feature fireplace with inset electric fire, two radiators.

CLOAKROOM

Window to front, low level W.C, corner wash basin, tiled walls, wall mounted gas fired boiler.

LANDING

Airing cupboard, window to side, loft access.

BEDROOM ONE

12' 04" x 10' 07" (3.76m x 3.23m) Window to front, radiator, fitted wardrobes with folding doors.



BEDROOM TWO

12' 07" x 8' 10" (3.84m x 2.69m) Window to rear, radiator.

BEDROOM THREE

9' 04" x 7' 08" (2.84m x 2.34m) Window to rear, radiator.

BATHROOM

Window to front, P shaped bath with power shower over, part tiled walls, tiled floor, wash hand basin inset to vanity unit, low level W.C, heated towel rail.





OUTSIDE

FRONT

Front garden laid to lawn, block paved driveway providing off road parking for several vehicles, side access to rear garden.

GARAGE

21' 00" x 8' 06" (6.4m x 2.59m) Detached garage with up and over door and power and light connected.

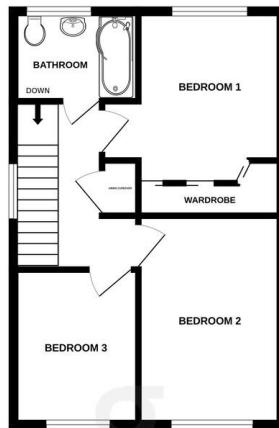
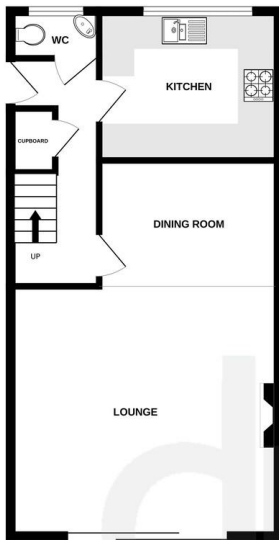
REAR GARDEN

Beautifully maintained rear garden measuring approx. 120ft. with a patio area to the rear of the property, rest mainly laid to lawn with shrub and flower borders, storage sheds and bin store(to remain), outside lights and tap.



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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, quantities and approximate amounts have not been tested and no guarantee as to their operability or efficiency can be given.
Mark van Megenen 02/24



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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