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DAVID MARTIN
GROUP

Chestnut Way
Tiptree, CO5 0NX

Guide Price £300,000 - £315,000
EPC Rating 'TBC'

- Three Bedroom Semi-Detached House
- Open Living Accommodation
- Village Location
- Garage & Parking





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom semi-detached family home situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of a welcoming entrance hall, ground floor cloakroom, a spacious kitchen/diner with doors to the rear garden and open plan to the lounge making this a great space for socialising. On the first floor there are three good sized bedrooms and a family bathroom. Externally the property benefits from an enclosed low maintenance garden, parking and a garage to the rear. We highly recommend a viewing of this property to appreciate all it has to offer.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, electric wall mounted heater, under stairs storage cupboard.

CLOAKROOM

Window to side, low level W.C, corner hand wash basin.

KITCHEN/DINER

17' 08" x 11' 00" (5.38m x 3.35m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space and plumbing for washing machine, dryer, dishwasher, fridge/freezer and cooker with extractor over, laminate flooring, window and sliding doors to rear, open plan to:

LOUNGE

14' 05" x 11' 05" (4.39m x 3.48m) Laminate flooring, window to front.

LANDING

Window to side, loft access, airing cupboard.

BEDROOM ONE

14' 01" x 9' 09" (4.29m x 2.97m) Window to front, built in wardrobe, electric storage heater.

BEDROOM TWO

11' 05" x 9' 05" (3.48m x 2.87m) Window to rear, built in wardrobe.

BEDROOM THREE

10' 10" x 7' 07" (3.3m x 2.31m) Window to front, electric storage heater, over stairs storage cupboard.

BATHROOM

Window to rear, panel enclosed bath with shower over, low level W.C, hand wash basin, tiled walls, laminate flooring.





OUTSIDE

FRONT

Front garden laid to lawn, side access to rear garden.

REAR

Patio area to rear of property, artificial grass, shrub borders, gate to rear.

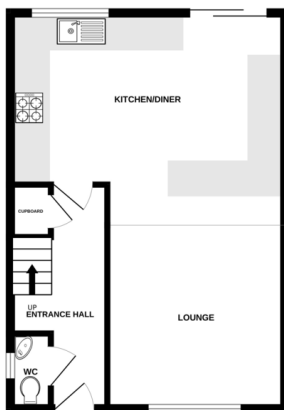
PARKING & GARAGE

Driveway to rear of property and single garage in block.

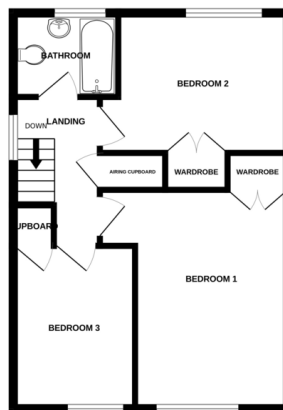
AGENT NOTE

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
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 is given as to their operability or efficiency can be given.
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