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DAVID MARTIN
GROUP

Keeble Close
Tiptree, CO5 0NU

£475,000
EPC Rating 'C'

- Four Bedroom Detached Family Home
- Double Garage & Driveway
- Central Village Location
- Quiet Cul De Sac Location





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious four-bedroom detached house centrally situated on a quiet cul-de-sac in the popular village of Tiptree within walking distance to shops, school and local amenities. The property consists of a welcoming entrance hall, lounge with doors into the conservatory and double doors into the dining room, kitchen breakfast room, utility room and ground floor cloakroom. On the first floor there are four bedrooms with an ensuite to the principal bedroom and a family bathroom. Externally the property benefits from a driveway providing off road parking, a **DOUBLE GARAGE** and a good-sized rear garden. 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, window to front, radiator, stairs rising to first floor landing.

LOUNGE

17' 02" x 11' 03" (5.23m x 3.43m) Window to front, two radiators, double doors to dining room, sliding doors to:

CONSERVATORY

11' 02" x 8' 06" (3.4m x 2.59m) Windows to rear and side, double doors to rear garden.



DINING ROOM

10' 04" x 9' 10" (3.15m x 3m) Radiator, sliding doors to rear garden.

KITCHEN/BREAKFAST ROOM

15' 08" x 9' 10" Maximum measurement (4.78m x 3m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, integrated fridge, dishwasher, freestanding cooker with extractor over, two windows to rear and door to rear garden.

UTILITY ROOM

8' 08" x 5' 10" (2.64m x 1.78m) Window to front, work top with space beneath for appliances, butler style sink, radiator, part tiled walls, tiled floor, wall mounted gas fired boiler.



CLOAKROOM

Low level W.C, hand wash basin, radiator, extractor fan.





LANDING

Two floor to ceiling windows to front, loft access, airing cupboard.

BEDROOM ONE

17' 03" x 11' 04" (5.26m x 3.45m) Windows to front and rear, radiator.

ENSUITE

Shower cubical, low level W.C, hand wash basin, tiled walls, extractor fan, radiator.

BEDROOM TWO

10' 09" x 9' 10" (3.28m x 3m) Window to rear, radiator.

BEDROOM THREE

9' 10" x 8' 01" (3m x 2.46m) Window to rear, radiator, built in wardrobe.

BEDROOM FOUR

7' 09" x 6' 01" (2.36m x 1.85m) Floor to ceiling window to front, radiator.

FAMILY BATHROOM

Window to rear, panel enclosed bath with shower attachment, low level W.C, hand wash basin, heated towel rail, fully tiled, radiator.





OUTSIDE

FRONT

Front Garden laid to lawn, side access to rear garden, driveway to side of property providing off road parking leading to:

DOUBLE GARAGE

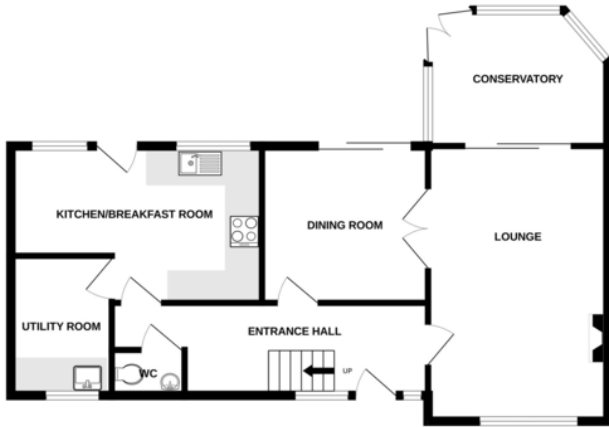
16' 10" x 15' 09" (5.13m x 4.8m) Electric roller door, window and door to rear, power and light connected, eaves storage accessed by staircase.

REAR GARDEN

Enclosed good sized rear garden with patio seating area, rest mainly laid to lawn, outside tap and lights.



GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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 and 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