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DAVID MARTIN
GROUP

Tew Close
Tiptree, CO5 0RW

£395,000
EPC Rating 'C'

- Three Bedroom Link Detached House
- Open Plan Living Space with Bi-fold Doors
- Garage & Gated Driveway
- Family Bathroom & Ensuite & Cloakroom





Property Description

David Martin Estate Agents are delighted to offer for sale this immaculately presented three bedroom link-detached family home situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities the property has been modernised and improved by the current owners and consists of an entrance porch, ground floor cloakroom, open plan living space including a lounge area with log burner, a spacious kitchen/diner with large central island and bi-fold doors into the rear garden making this a great space for families and entertaining. On the first floor there are three good sized bedrooms, a family bathroom and an ensuite to the principal bedroom. Externally the property benefits from parking to the front and a gated driveway to the side of the property providing additional parking leading to a garage, an enclosed sunny rear garden with large patio seating area. We highly recommend a viewing of this property to appreciate the finish and space it offers.



ENTRANCE PORCH

Enter the property via a part glazed composite door to front aspect, Amtico flooring, window to side, radiator, oak doors to WC and lounge.

LOUNGE

13' 12" x 13' 00" (4.27m x 3.96m) Bay window to front, freestanding log burner, Amtico herringbone oak affect flooring, window to side, radiator, open plan to:

KITCHEN/DINER

18' 09" x 13' 00" (5.72m x 3.96m) Newly fitted kitchen with base and floor to ceiling units with inset butler style sink with Quooker boiling water tap, eye level oven and additional combi oven/microwave, integrated fridge/freezer, additional fridge and dishwasher, Large central island with Minerva worktop over with inset five ring gas hob, breakfast bar and storage beneath, Amtico herringbone oak effect flooring, spotlights, two radiators, flat roof window, windows to rear and side and Bi-fold doors to rear garden.

CLOAKROOM

Window to rear, low level W.C, hand wash basin inset to vanity unit, heated towel rail, fully tiled, Amtico flooring.





LANDING

Access to part boarded loft with light.

BEDROOM ONE

10' 08" x 8' 10" (3.25m x 2.69m) Window to rear, radiator, built in wardrobes, door to:

ENSUITE

Window to rear, shower cubical with rainfall shower head, low level W.C, hand wash basin inset to vanity unit, spotlights, built in storage shelves, heated towel rail.

BEDROOM TWO

10' 02" x 9' 06" (3.1m x 2.9m) Window to front, radiator, built in storage cupboard.

BEDROOM THREE

10' 05" x 8' 08" (3.18m x 2.64m) Window to front, radiator.

FAMILY BATHROOM

Window to rear, panel enclosed bath with rainfall shower over, separate shower attachment and wet panel boarding, low level W.C, hand wash basin inset to vanity unit, heated towel rail, spotlights, built in utility cupboard with space and plumbing for washing machine and dryer.





OUTSIDE

FRONT

Front garden laid to lawn with iron fencing, paved parking to the front of the property, gated driveway to the side of the property providing additional parking with outside power point, access to the rear garden.

GARAGE

17' 00" x 8' 06" (5.18m x 2.59m) Up and over door, power and .light connected, eaves storage,

REAR GARDEN

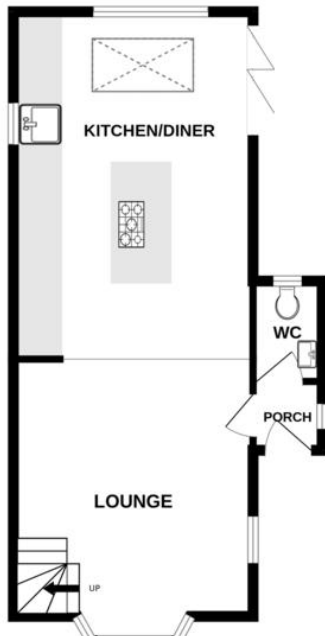
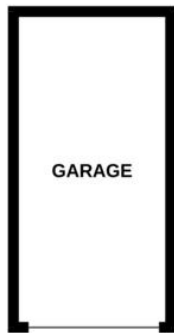
Well maintained enclosed sunny garden with large porcelain patio seating/dining area with sail canopy over, slated fencing, outside power point, tap and lights, rest mainly laid to lawn.

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
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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