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DAVID MARTIN
GROUP

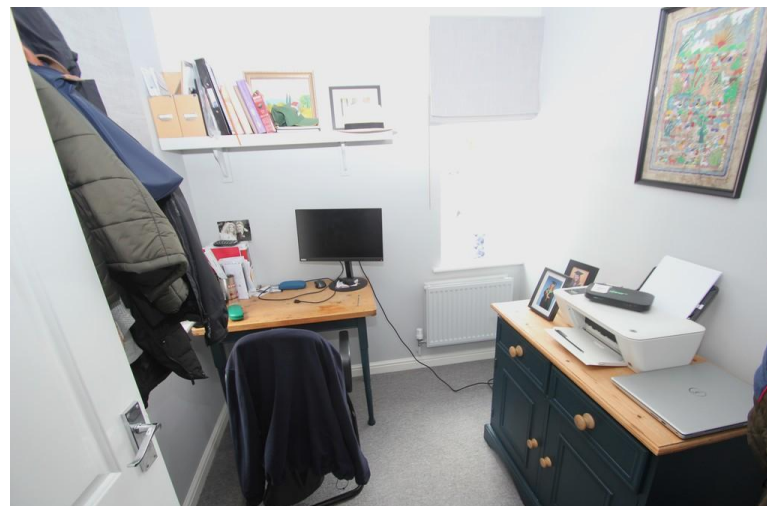
Wilkin Drive
Tiptree, CO5 0QP

£475,000
EPC Rating 'C'

- Detached Four Bedroom House
- Double Garage & Parking
- Three Reception Rooms
- Kitchen/Breakfast Room & Utility Room



Wilkin Drive, Tiptree, CO5 0QP



Property Description

David Martin Estate Agents are delighted to offer for sale this four bedroom linked detached house situated within walking distance to Tiptree village centre, being tastefully presented and offering versatile family accommodation. Tiptree offers a good selection of primary schools and a secondary school, shops and amenities. The property has an entrance hall, lounge with double doors into the rear garden, separate dining room, study, 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 Detached double garage, ample parking, an enclosed garden to rear and a side courtyard. Viewing is highly recommended to appreciate the setting, space and finish from which the property benefits.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, storage cupboard, wooden flooring, door to:

LOUNGE

16' 2" x 13' (4.93m x 3.96m) Being well lit by fully glazed double doors and window to rear aspect, double radiator, the room features an open fireplace with gas fire inset.

DINING ROOM

10' 6" x 9' (3.2m x 2.74m) Window to front aspect, radiator.

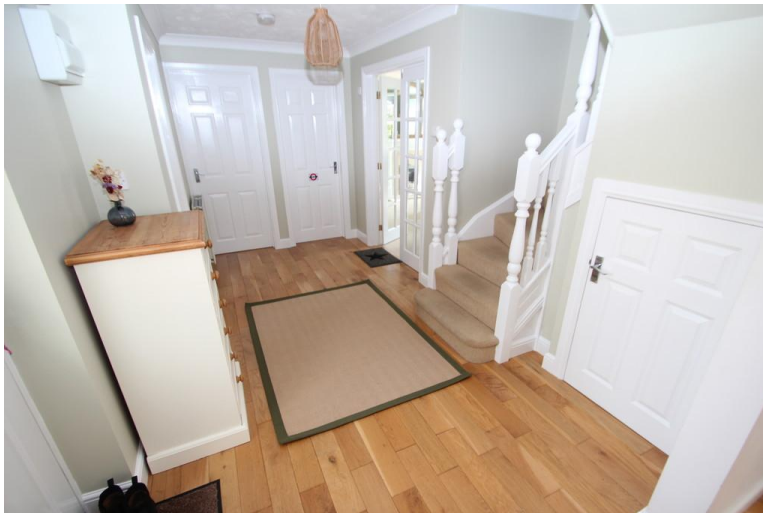


STUDY

7' 4" x 6' 8" (2.24m x 2.03m) Windows to front and side aspect, radiator.

KITCHEN/BREAKFAST ROOM

18' 6" x 8' 10" (5.64m x 2.69m) Stylish refitted kitchen being comprehensively fitted with wooden worksurface with ceramic sink unit with mixer taps, appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, integrated gas hob with extractor fan over, electric oven and dishwasher inset to remain, wooden flooring, space for dining table, radiator. The room is well lit by windows to front, side and rear aspect, door to:



UTILITY ROOM

7' x 6' 6" (2.13m x 1.98m) Single drainer sink unit inset to worksurface, storage cupboard under, plumbing for washing machine, splash tiling, gas fired boiler, half glazed door to rear aspect.

CLOAKROOM

White suite comprising of wall mounted wash hand basin, low level W.C, splash tiling, window to side aspect, radiator.





LANDING

A spacious landing with window to front aspect, radiator, access to loft space, airing cupboard, double radiator.

BEDROOM ONE

16' 3" x 8' 10" (4.95m x 2.69m) Windows to rear and side aspect, radiator, door to;

ENSUITE SHOWER

0m x 0m) White suite comprising of low flush WC, wash hand basin inset to vanity unit, shower cubical, splash, tiling tiled floor, heated towel rail, window to rear aspect.



BEDROOM TWO

14' 4" x 9' 10" (4.37m x 3m) Window to rear aspect, radiator, fitted wardrobes.

BEDROOM THREE

13' x 9' 2" (3.96m x 2.79m) Window to front aspect, radiator.

BEDROOM FOUR

9' 6" x 6' 10" (2.9m x 2.08m) Windows to front and side aspect, radiator.

FAMILY SHOWER ROOM

Stylish white suite comprising of wall mounted wash hand basin, double shower cubical, low flush WC, splash tiling, heated towel rail, window to rear aspect, tiled floor.





OUTSIDE

To the front of the property there is a block paved driveway providing ample parking leading to a detached double garage with power and light connected, pedestrian access to the side of the property:

REAR GARDEN

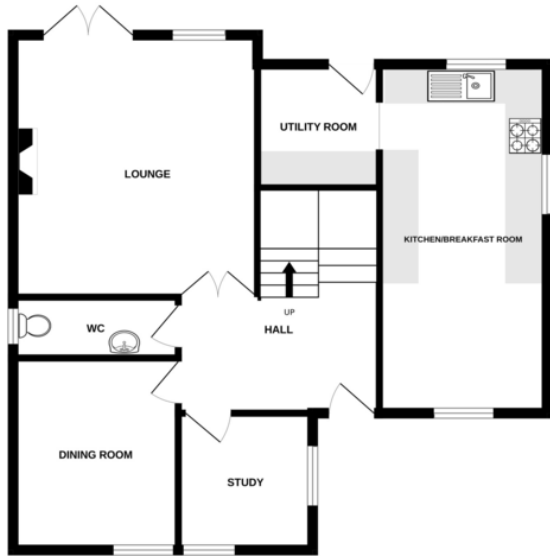
Paved court yard to the side of the property enclosed by fencing access to rear garden being laid to lawn with flower beds and shrubs, paved patio to the rear of the property, brick built bbq, cover canopy.

AGENTS NOTE

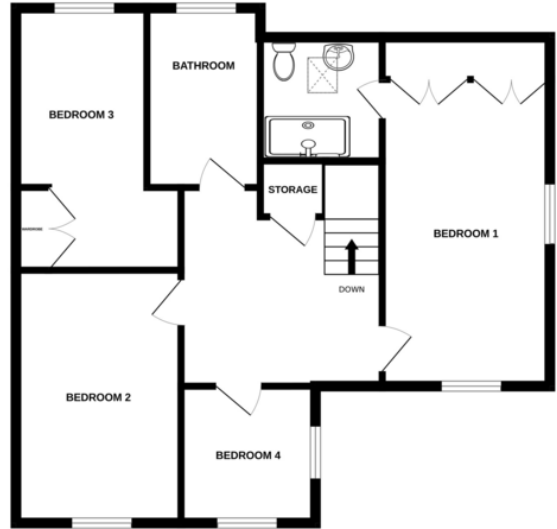
The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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		83 B
69-80	C	71 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