



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Pennsylvania Lane**

Tiptree, CO5 0TU

**Guide Price £600,000**

EPC Rating 'TBC'

- Detached Four Bedroom House
- Landscaped South Facing Garden
- Three Reception Rooms
- Bespoke Fitted Kitchen/Breakfast Room







## Property Description

David Martin Estate Agents are delighted to offer for sale this extended four-bedroom detached family centrally situated in a non-estate position in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property offers spacious family accommodation comprising of a welcoming entrance hall, lounge with air conditioning, dining room, study, bespoke fitted kitchen/breakfast room, ground floor cloakroom, landing, bedroom one with ensuite shower room, three further bedrooms and a family bathroom. Outside the property benefits from two driveways, a garage, a south facing landscaped rear garden with canopy and large patio area. Viewing is highly recommended to appreciate the setting, space and high specifications 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 with storage cupboard beneath.

#### LOUNGE

23' x 17' 6" (7.01m x 5.33m) A bright and spacious living room with windows to rear and side aspect and patio doors to rear, two double radiators, air conditioning unit, double doors to:

#### DINING ROOM

15' 6" x 11' 6" (4.72m x 3.51m) Window to front aspect, radiator.

#### STUDY

12' x 8' 7" (3.66m x 2.62m) Windows to front and side aspect, radiator.



#### KITCHEN/BREAKFAST ROOM

26' x 17' 3" (7.92m x 5.26m) Reducing to 9 ft Stylish bespoke kitchen comprehensively fitted with a range of units with granite worktops sink unit inset with mixer tap, adjoining granite worksurface with drawers and cupboards under and appliance storage, granite breakfast bar, matching range of eye level wall mounted units, full length units providing ample storage with appliances inset. Integrated electric hob and double oven, steam over and warming drawer, fridge/freezer and dishwasher which we understand from the vendor are to remain. The room is well lit by window to side aspect and fully glazed double doors to rear, tiled floor. Door to:



#### CLOAKROOM

White suite comprising of low flush WC, wall mounted wash hand basin, window to rear aspect, tiled floor.





#### LANDING

Split landing with access to loft space, door to:

#### BEDROOM

14' 10" x 11' 2" (4.52m x 3.4m) Window to front aspect, radiator, fitted range of wardrobes with hanging rails and shelving. Door to:

#### ENSUITE SHOWER

11' x 7' (3.35m x 2.13m) White suite with twin wash hand basins inset to vanity units, low flush WC, shower cubical, splash tiling, window to rear aspect.

#### BEDROOM TWO

12' x 9' 9" (3.66m x 2.97m) Windows to rear and side aspect, radiator, fitted wardrobes.

#### BEDROOM THREE

10' 10" x 9' 10" (3.3m x 3m) Windows to front and side aspect, radiator.

#### BEDROOM FOUR

8' x 7' 5" (2.44m x 2.26m) Window to front aspect, radiator.

#### FAMILY BATHROOM

8' x 7' 8" (2.44m x 2.34m) Stylish white suite comprising of low flush WC, wash hand basin inset to vanity unit, panel bath with shower over, fully tiled walls, tiled floor, heated towel rail, airing cupboard, window to rear aspect.







## OUTSIDE

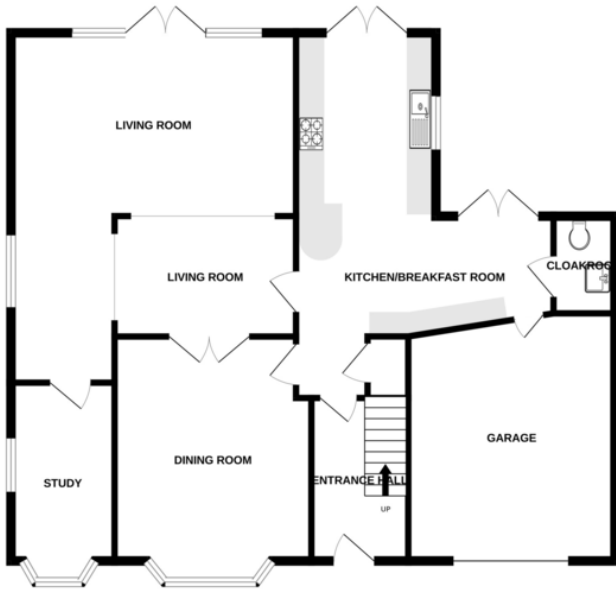
To the front of the property there is a garden laid to lawn with flower beds and shrubs, two driveways providing parking, garage measuring 17ft. x 11'2ft. with power and light connected, side access to rear garden.

## REAR GARDEN

Beautifully landscaped rear garden being well established with flower beds and shrubs the garden is laid to lawn with paved patio to the rear of the property with electric canopy, outside tap and light, wooden storage sheds which we understand from the vendor are to remain.



GROUND FLOOR



1ST FLOOR



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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David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

[www.davidmartin.co.uk](http://www.davidmartin.co.uk)  
[tiptree@dmgtiptree.co.uk](mailto:tiptree@dmgtiptree.co.uk)  
01621 815815

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