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DAVID MARTIN
GROUP

Grange Road
Tiptree, CO5 0UH

Guide Price £475,000 - £500,000
EPC Rating 'D'

- Four Bedroom Detached Bungalow
- Garage & Ample Off Road Parking
- Generous Sized Plot
- Solar Panels





Property Description

David Martin Estate Agents are delighted to offer for sale this four bedroom detached bungalow sitting on a generous sized plot on the outskirts of the popular village of Tiptree. The property consists of an entrance porch, lounge, dining room, kitchen, utility area, large conservatory, four bedrooms, family bathroom and a separate W.C. Externally the property benefits from a block paved driveway providing off road parking for several vehicles, a garage with up and over door, established gardens to the front and a generous sized rear garden with seating areas and vegetable plot. We highly recommend a viewing of this property to really appreciate its space and setting.





ENTRANCE PORCH

Enter the property via a part glazed entrance door to front aspect, window to front, radiator, glazed door to:

LOUNGE

14' 07" x 11' 10" (4.44m x 3.61m) Box Bay window to front, radiator, open fire.

DINING ROOM

11' 00" x 10' 08" (3.35m x 3.25m) Window to side, radiator.

KITCHEN

11' 02" x 9' 00" (3.4m x 2.74m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, oven, electric four ring hob with extractor over, integrated dishwasher, space for fridge/freezer, under cabinet lighting, laminate flooring, window and door to side.

L SHAPED CONSERVATORY

18' 02" x 9' 06" (5.54m x 2.9m) Windows to side and rear, double doors to rear garden, door to side, tiled floor, utility area with storage cupboards and work top with space beneath for appliances.

INNER HALL

11' 11" x 7' 01" (3.63m x 2.16m) Loft access, airing cupboard.



BEDROOM ONE

11' 10" x 11' 03" (3.61m x 3.43m) Box bay window to front, radiator, fitted wardrobes.

BEDROOM TWO

11' 11" x 7' 09" (3.63m x 2.36m) Window to side, radiator.



BEDROOM THREE

10' 09" x 7' 08" (3.28m x 2.34m) Window to rear, radiator, built in wardrobe.

BEDROOM FOUR

9' 06" x 7' 11" (2.9m x 2.41m) Window to side, radiator, built in wardrobe.



FAMILY BATHROOM

Window to rear, panel enclosed bath with shower over, wash hand basin inset to vanity unit, low level W.C, heated towel rail, extractor fan.

CLOAKROOM

Low level W.C, hand wash basin.



OUTSIDE

FRONT

Block paved driveway providing off road parking for several vehicles leading to a single garage with up and over door and power and light connected and door and windows to rear garden. Established front garden with flower and shrub borders, side access to rear garden.

REAR GARDEN

Well maintained rear garden measuring in excess of 100ft mainly laid to lawn with shrub and flower borders, a large patio seating area, pond, summer house and a separate vegetable plot to the rear of the garden.

AGENT NOTES

- Solar panels (approx. £1000 PA income advised by sellers)
- Air source heat pump
- Septic tank
- Thermostat hot water system

1268 sq.ft. (117.8 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, ceilings and any other items are approximate and do not constitute a guarantee for any other reason whatsoever or any measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, logos and symbols shown herein are the property of the respective owners and are used for identification only. All rights reserved. ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	64 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