



dm^g
DAVID MARTIN
GROUP

Vine Road
Tiptree, CO5 0LR

£450,000
EPC Rating 'E'

- Five Bedroom Family Home
- Large Open Plan Kitchen/Dining Room
- Garage & Ample Off-Road Parking
- Utility Room and Ground Floor Shower Room





Property Description

David Martin Estate Agents are delighted to offer for sale this well presented and spacious five-bedroom family home centrally situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property has been extended and is in excellent condition throughout consisting of a welcoming entrance hall, lounge, large modern open plan kitchen/dining family room, utility room and ground floor shower room. On the first floor there are three bedrooms and a family bathroom. On the second floor there are a further two bedrooms. Externally the property benefits from a driveway providing off road parking leading to a garage and an enclosed garden to the rear. We highly recommend a viewing of this property to really appreciate all it has to offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, spacious entrance hall with tiled floor, radiator, door to:

LOUNGE

15' 02" x 12' 10" (4.62m x 3.91m) Window to front, radiator, under stairs storage cupboard, laminate flooring, door to:

KITCHEN/DINING ROOM

16' 03" x 9' 00" (4.95m x 2.74m) Modern kitchen fitted with a range of wall and base units with Corian worktops over and an inset one and half sink with drainer and mixer tap, oven, induction hob with extractor over, integrated appliances including dishwasher, fridge/freezer and wine cooler, tiled floor, spotlights, halo mood lighting, open plan to:



FAMILY ROOM

23' 00" x 5' 10" (7.01m x 1.78m) Versatile space with windows and double doors to rear garden, tiled floor, radiator.

UTILITY ROOM

8' 04" x 7' 00" (2.54m x 2.13m) Fitted with a range of wall and base units with Corian work top over, inset sink with mixer tap, space and plumbing for washing machine, skylight window, halo mood lighting, storage cupboard, door to garage and door to:



SHOWER ROOM

White suite comprising of low level W.C, hand wash basin inset to vanity unit, walk-in shower, fully tiled, heated towel rail.





FIRST FLOOR LANDING

Window to side, stairs rising to second floor.

BEDROOM TWO

13' 05" x 10' 00" (4.09m x 3.05m) Window to rear, radiator.

BEDROOM THREE

10' 10" x 10' 00" (3.3m x 3.05m) Window to front, radiator, built in cupboard.

BEDROOM FIVE

9' 00" x 5' 10" (2.74m x 1.78m) Window to side, radiator.



SECOND FLOOR LANDING

BEDROOM ONE

19' 05" x 9' 02" (5.92m x 2.79m) Spacious principal bedroom with window to rear, spotlights, radiator.

BEDROOM FOUR

9' 01" x 6' 05" (2.77m x 1.96m) Window to rear, radiator, spotlights.





OUTSIDE

FRONT

Block paved driveway providing off road parking for several vehicles leading to:

INTEGRAL GARAGE

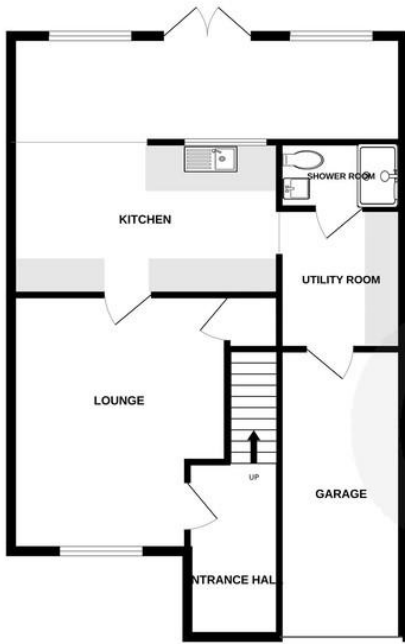
Up and over door, power and light connected, wall mounted gas fired combination boiler.

REAR GARDEN

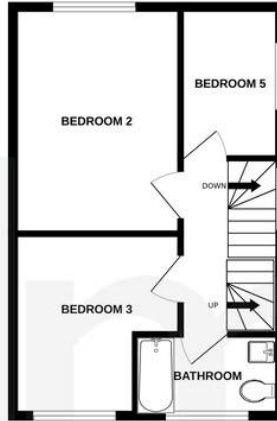
Enclosed rear garden with patio area and an additional decked seating area, rest mainly laid to lawn.



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.6 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

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