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DAVID MARTIN
GROUP

Kiltie Road
Tiptree CO5 0PX

£450,000
EPC Rating 'C'

- Four Bedroom Detached Family Home
- Spacious Kitchen/Diner
- Family Bathroom & Ensuite
- DOUBLE GARAGE & Gated Driveway





Property Description

David Martin Estate Agents are delighted to offer for sale this well presented four-bedroom detached family home situated in a quiet mews in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property consists of a welcoming entrance hall, lounge with a door to the rear garden, spacious kitchen/diner with further access to the rear garden, separate dining 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 gated driveway providing off road parking for several vehicles, a detached double garage and a sunny rear garden. 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, radiator, Karndean wood effect flooring, stairs rising to first floor landing, under stairs storage cupboard.

LOUNGE

16' 08" x 10' 08" (5.08m x 3.25m) Windows and door to rear garden, feature fire with inset gas fire, radiator, Karndean wood effect flooring.

KITCHEN/DINER

14' 11" x 14' 02" Maximum Measurement (4.55m x 4.32m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, four ring gas hob with extractor over, integrated dishwasher, eye level double oven, spotlights, radiator, windows and door to rear garden, door to:

UTILITY ROOM

6' 07" x 4' 08" (2.01m x 1.42m) Fitted with a range of wall and base units, space for washing machine, integrated fridge/freezer, cupboard housing gas fired boiler, radiator, door to side.

DINING ROOM

10' 08" x 9' 01" (3.25m x 2.77m) Bay window to front, radiator, Karndean wood effect flooring.

GROUND FLOOR CLOAKROOM

Window to front, low level W.C, hand wash basin, radiator, Karndean wood effect flooring.





LANDING

Loft access, airing cupboard.

BEDROOM ONE

14' 01" x 11' 09" (4.29m x 3.58m) Window to front, built in wardrobes, radiator, built in cupboard.

ENSUITE

Window to side, wash hand basin, low level W.C, shower with rainfall shower head and separate shower attachment, fully tiled, heated towel rail, extractor fan, shaver points.

BEDROOM TWO

10' 01" x 9' 10" (3.07m x 3m) Window to rear, radiator.

BEDROOM THREE

11' 07" x 8' 03" (3.53m x 2.51m) Window to front, radiator.

BEDROOM FOUR

6' 07" x 6' 06" (2.01m x 1.98m) Window to rear, radiator.

FAMILY BATHROOM

Window to rear, panel enclosed bath, part tiled, low-level W.C, hand wash basin, heated towel rail.





OUTSIDE

FRONT

Shrub borders, timber gates leading to driveway providing off road parking for several vehicles.

DOUBLE GARAGE

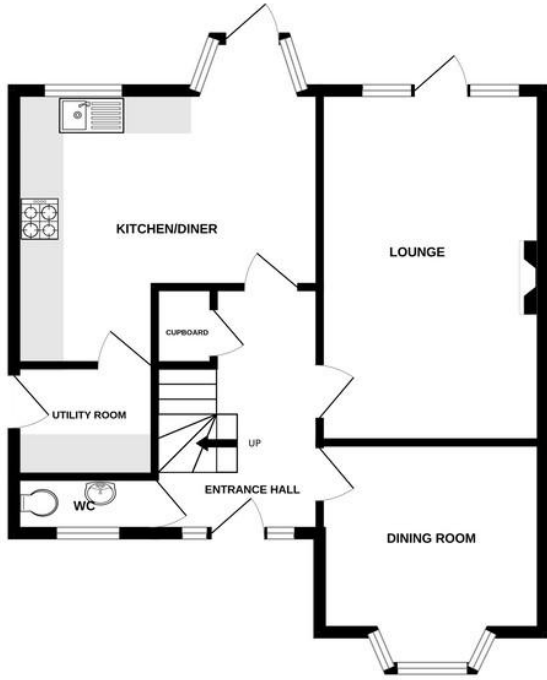
Two up and over doors, power and light connected, eaves storage.

REAR GARDEN

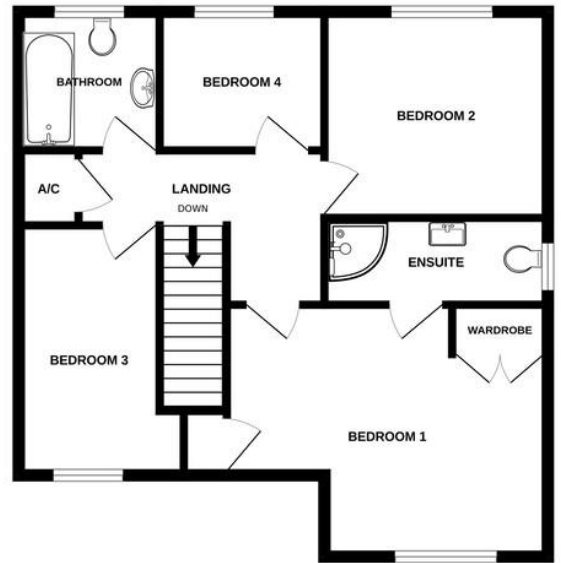
Patio seating area, rest mainly laid to lawn with shrub and flower borders, outside tap and power point.



GROUND FLOOR
590 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.8 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		84 B
69-80	C	74 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