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DAVID MARTIN
GROUP

Maldon Road
Tiptree, Colchester, CO5 0PN

£1,150,000
EPC Rating 'TBC'

- Four Bedroom Detached House
- Plot Approaching 1 Acre
- Double Garage and Gated Driveway
- Stable Block



Maldon Road, Tiptree, Colchester, CO5 0PN



Property Description

David Martin Estate Agents are delighted to offer for sale this impressive four bedroom detached house sitting on a large plot approaching one acre in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The spacious interior consists of a welcoming entrance, spacious lounge with double doors into the rear garden, separate dining room, kitchen/dining room, utility room and ground floor cloakroom. Lift access to the first floor with a galleried landing, doors leading into a family bathroom and four double bedrooms, two of which benefit from ensuite bathrooms. Externally the property benefits from a gated driveway providing off road parking for multiple vehicles, vehicular access to the rear of the property, double garage, outdoor heated swimming pool, pool room and a stable block of three. We highly recommend a viewing of this property to really appreciate all it has to offer.





ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, a bright and spacious hallway with vaulted ceiling to the first floor landing, turning stairs to first floor landing, radiator, double doors to lounge:

LOUNGE

22' x 15' (6.71m x 4.57m) Being well lit by window to front aspect and patio doors to rear, recessed shelving, three radiators, the room features a log burner inset to open fireplace.



DINING ROOM

15' x 12' (4.57m x 3.66m) Window to front aspect, radiator, lift rising to bedroom one, wooden flooring .

BREAKFAST ROOM

13' 4" x 11' 4" (4.06m x 3.45m) Tiled floor, fully glazed double doors to rear, radiator, open plan to;

KITCHEN

15' 6" x 8' 8" (4.72m x 2.64m) Comprehensively fitted with a range of stylish units comprising of twin bowl sink unit inset to granite work surface drawers and cupboards under, adjoining worksurface with appliance storage and drawers and cupboards under and breakfast bar, matching range of eye level wall mounted units, five ring gas hob and electric double oven, tiled floor, storage cupboard, window to rear aspect, door to :



UTILITY ROOM

9' 10" x 6' 10" (3m x 2.08m) Single drainer sink unit inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, tiled floor, window to rear aspect and part glazed door to side, walk in airing cupboard housing hot water cylinder and gas fired boiler, heated towel rail.



CLOAKROOM

Window to front aspect, low flush WC, pedestal wash hand basin, splash tiling, radiator, tiled floor.



LANDING

13' 6" x 13' (4.11m x 3.96m) A spacious landing with window to front aspect, storage cupboard, door to:

BEDROOM ONE

15' x 14' (4.57m x 4.27m) Window to front aspect, radiator, fitted range of wardrobes to one wall, lift connecting to dining room, radiator, door to:

ENSUITE SHOWER ROOM

White suite comprising of low flush WC, wall mounted wash hand basin, shower cubical, window to side aspect, radiator.



BEDROOM TWO

15' x 10' (4.57m x 3.05m) Two windows to rear aspect, air conditioning unit, radiator, door to:

DRESSING ROOM

Window to side aspect, hanging rails and shelving.

ENSUITE SHOWER ROOM

Fitted with a stylish white suite comprising of a low flush WC, wall mounted wash hand basin inset to vanity unit, double shower cubical, heated towel rail, splash tiling, window to rear aspect.



BEDROOM THREE

12' 6" x 11' 4" (3.81m x 3.45m) Two windows to rear aspect, radiator, door to family bathroom, air conditioning unit.

BEDROOM FOUR

16' x 10' 10" (4.88m x 3.3m) Window to rear aspect, radiator.

FAMILY BATHROOM

White four piece suite comprising of low flush WC, wall mounted wash hand basin inset to vanity unit, panel bath, shower cubical, two windows to rear aspect, splash tiling, tiled floor, heated towel rail.





OUTSIDE

FRONT/GARAGE

Access to the property via double gate set onto an ornate curved wall, leading into turning driveway providing ample off road parking. The front garden is landscaped with flower beds and shrubs and hedge boarders, driveway to the side of the property providing additional parking leading to a detached double garage with electric roller door, power and light connected, door to side with stairs rising to a room measuring 16ft. x 8ft. with power and light connected and windows to side.



REAR GARDEN/SWIMMING POOL

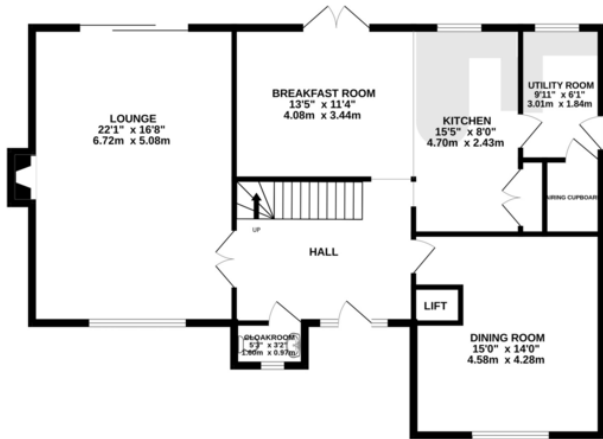
To the rear of the property there is a patio area leading on to garden mainly laid to lawn with a garden room to side of the garden measuring 13'10ft. x 9'ft. The garden leads on to a pool area being enclosed by walls and hedge borders, the heated pool measures approximately 43ft. x 20ft. with patio area surrounding the pool leading into a pool room which benefits from a bar area, power and light connected, door to a shower room fitted with a low flush WC, wall mounted wash hand basin, shower, splash tiling and tiled floor.

COURTYARD/STABLES

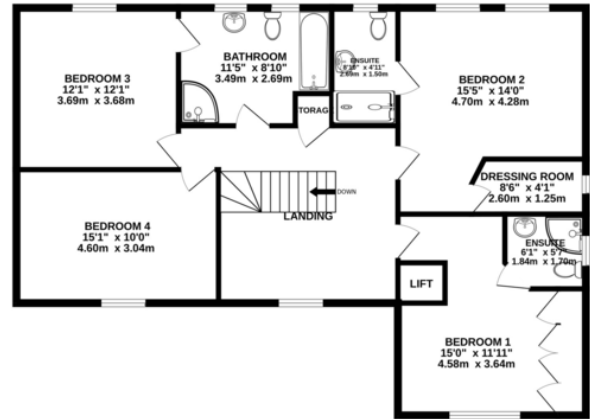
Courtyard providing ample parking and turning space and storage leading on to stable block with three stables with power and light connected and adjoining tack room, offering excellent potential for conversion into an annex (subject to planning). Paddock to the rear of the stables being enclosed by fencing.



GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 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.
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