



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

**Heaton Way**  
Tiptree, CO5 0DZ

**Guide Price £450,000 - £475,000**

EPC Rating 'E'

- Four Bedroom Detached Family Home
- Central Village Location
- Utility Room and Cloakroom
- Good Sized Rear Garden





## Property Description

David Martin Estate Agents are delighted to offer for sale this four-bedroom detached family home centrally situated in the popular village of Tiptree, within walking distance to shops, schools and local amenities. The property offers an entrance hall, lounge with bay window and double doors leading into a spacious dining room with access to the rear garden, fully fitted kitchen, utility room and a ground floor cloakroom. On the first floor there are four good sized bedrooms and a family bathroom. Externally the property benefits from a driveway providing off road parking, a garage suitable for storage 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 an entrance door to front aspect, window to side, radiator, wood effect flooring.

#### CLOAKROOM

Wash hand basin, low level W.C, tiled floor.

#### LOUNGE

18' 05" x 11' 00" (5.61m x 3.35m) Bay window to front, feature fireplace, wood effect flooring, two radiators, spotlights, double doors to:

#### DINING ROOM

14' 03" x 9' 04" (4.34m x 2.84m) Sliding doors to rear garden, wood effect flooring, radiator, spotlights.



#### KITCHEN

13' 11" x 7' 10" (4.24m x 2.39m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, integrated dishwasher and fridge freezer, four ring electric hob with extractor over, double eye level oven, tiled floor with under floor heating, spotlights, built in cupboard.

#### UTILITY ROOM

7' 10" x 7' 05" (2.39m x 2.26m) Fitted with a range of wall and base units with space and plumbing for washing machine and tumble dryer, tiled floor, door to side.





#### LANDING

Window to front, radiator, loft access.

#### BEDROOM ONE

14' 03" x 9' 11" (4.34m x 3.02m) Window to rear, wood effect flooring, radiator, fitted wardrobes to one wall.

#### BEDROOM TWO

10' 08" x 8' 00" (3.25m x 2.44m) Window to front, radiator.

#### BEDROOM THREE

12' 10" x 8' 00" (3.91m x 2.44m) Window to rear, radiator, built in wardrobe.

#### BEDROOM FOUR

8' 10" x 7' 11" (2.69m x 2.41m) Window to front, radiator.

#### FAMILY BATHROOM

Window to side, panel enclosed bath, shower cubical, low-level W.C, hand wash basin, built in cupboard.





## OUTSIDE

### FRONT

Front garden laid to lawn with shrub borders, driveway providing off road parking, side access to rear garden.

### GARAGE

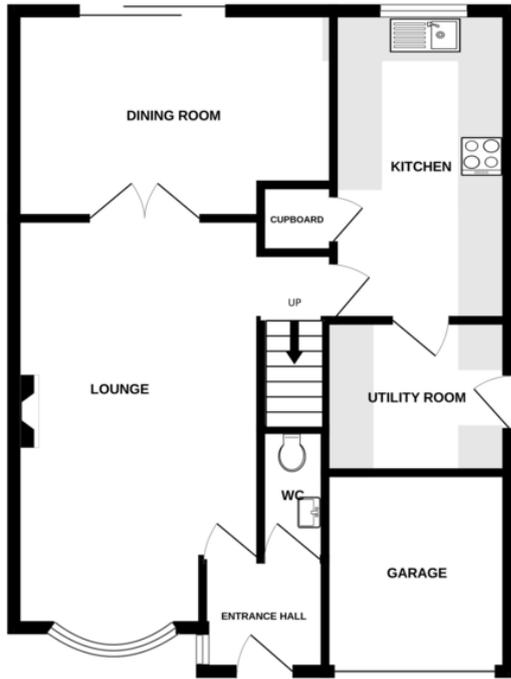
8' 11" x 8' 10" (2.72m x 2.69m) Suitable for storage, power and light connected, wall mounted combi boiler, up and over door.

### REAR GARDEN

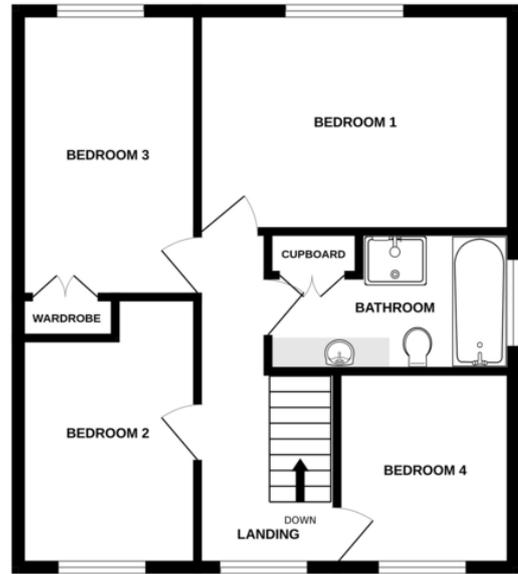
Patio area to the rear of the property, rest mainly laid to lawn with shrub borders, further patio to the rear of the garden with shed and pergola, wood chipped play area.



GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1197 sq.ft. (111.2 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		
69-80	C		79 C
55-68	D		
39-54	E	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