

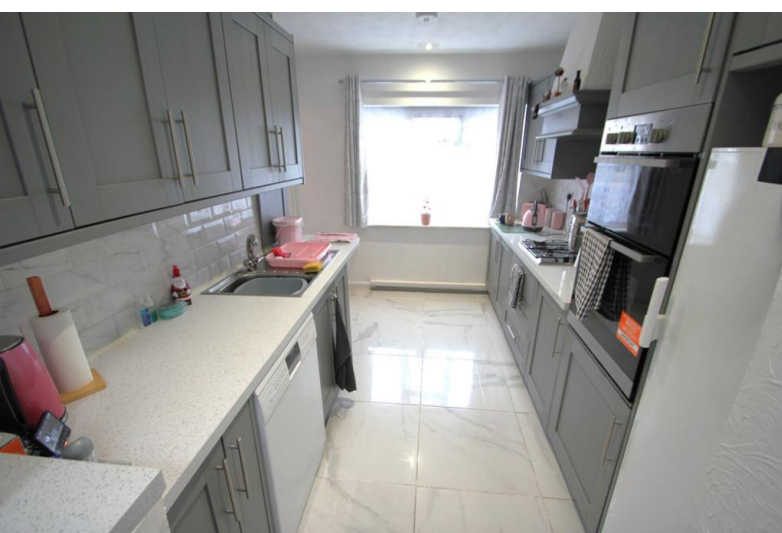


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DAVID MARTIN
GROUP

3 Green Lane
Tiptree, Colchester, CO5 0DA

Guide Price £475,000
EPC Rating 'TBC'

- Three Bedroom Detached Bungalow
- Lounge, Dining Room & Conservatory
- Garage & Driveway
- Two Refitted Shower Rooms





Property Description

Guide Price £475,000-£500,000

David Martin Estate Agents are delighted to offer for sale this spacious and well maintained three bedroom detached bungalow situated within walking distance of Tiptree village centre with its excellent range of shops, schools and local amenities. The property offers a welcoming entrance hall, lounge with sliding doors connecting to the conservatory which enjoys views and double doors opening onto the rear garden, dining room, kitchen, breakfast room with utility cupboard, three bedrooms and two shower rooms. The garage benefits from an internal door to the property and externally the bungalow boasts a block paved driveway providing off road parking together with a good sized enclosed rear garden. Viewing is highly recommended to appreciate the setting and space this home has to offer.

ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, radiator, storage cupboard.





LOUNGE

16' x 12' (4.88m x 3.66m) Being well lit by window to side aspect and sliding patio doors connecting to conservatory, radiator.

DINING ROOM

12' x 11' (3.66m x 3.35m) Skylight window to side aspect, radiator, door to garage.

KITCHEN

12' x 7' 10" (3.66m x 2.39m) Being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, gas hob with extractor over, electric eye level double oven, splash tiling, window to front aspect, tiled flooring, archway connecting to breakfast room.

BREAKFAST ROOM

10' 5" x 8' 10" (3.18m x 2.69m) Window to side aspect, utility cupboard with plumbing for washing machine, tiled flooring, door to:

CONSERVATORY

14' x 10' (4.27m x 3.05m) Windows to rear and side aspect and fully glazed double doors to rear garden.



INNER HALL

Half glazed door to side aspect, tiled floor, door to:

SHOWER ROOM

White suite comprising of low flush WC, shower, wall mounted wash hand basin, splash tiling, tiled floor.

BEDROOM ONE

14' x 11' 8" (4.27m x 3.56m) Two windows to rear aspect, radiator, fitted wardrobes.

BEDROOM TWO

12' x 11' (3.66m x 3.35m) Window to front aspect, radiator.



BEDROOM THREE

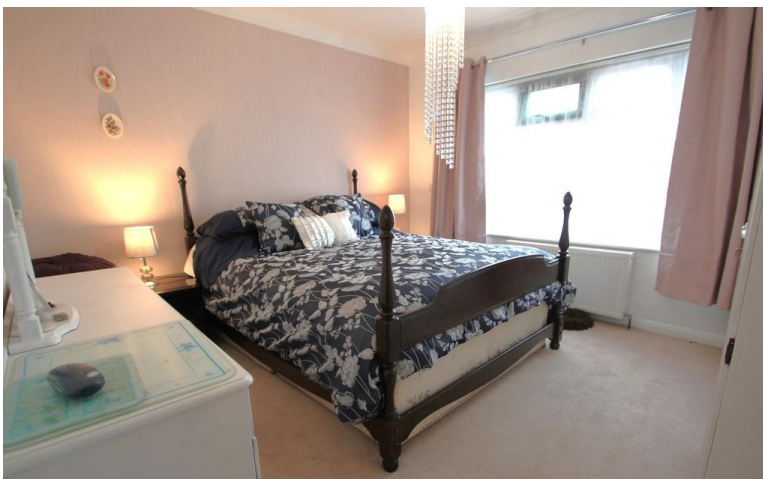
10' 10" x 8' 10" (3.3m x 2.69m) Skylight to side aspect, radiator, fitted storage and desk, door to garage.

SHOWER ROOM

Second shower room with access off of the entrance hall, stylish white suite, with low flush WC, seated shower, wall mounted wash hand basin, splash tiling, tiled floor.

OUTSIDE

To the front of the property there is a driveway





providing off road parking, enclosed by fencing and hedge borders, garage, side access to rear garden.

REAR GARDEN

Good sized rear garden is well enclosed by fencing and hedge borders with patio area to the rear of the property, the garden is laid to lawn with established shrubs, wooden storage sheds and greenhouse (which we understand from the vendors are to remain).

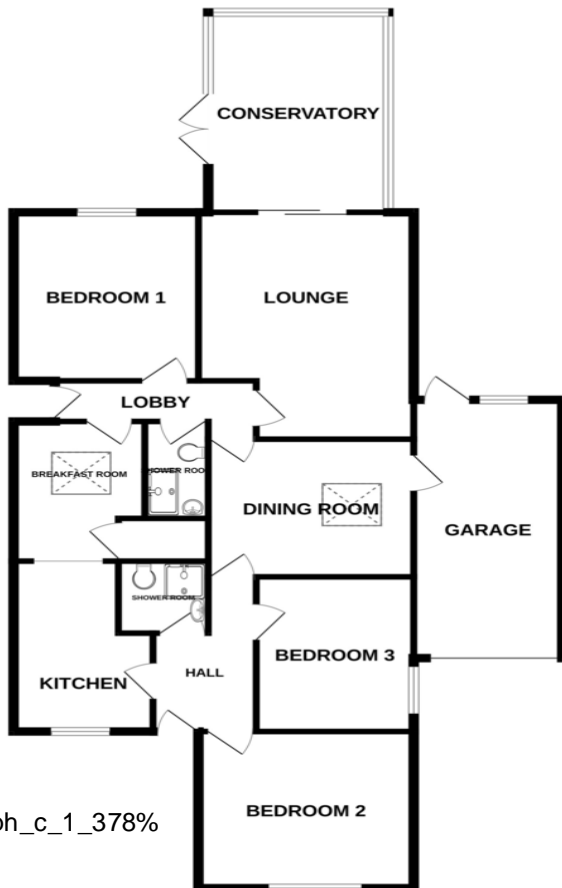
AGENTS NOTE

Viewing is advised to appreciate the setting, space and finish from which the property benefits.





GROUND FLOOR
1236 sq.ft. (114.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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