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DAVID MARTIN
GROUP

Wilkin Drive
Tiptree, CO5 0QP

Offers in excess of £375,000
EPC Rating 'C'

- Three Bedroom Family Home
- Garage & Gated Off Road Parking
- Family Bathroom & Ensuite
- Central Village Location





Property Description

David Martin is delighted to present this well-appointed three-bedroom family home, ideally situated in the heart of Tiptree. Just a short walk from local schools, shops, and amenities, this property offers both convenience and comfort for modern family living. The welcoming entrance hall features a large storage cupboard and leads to a spacious lounge, a well-equipped kitchen, and a separate dining room with double doors opening onto a beautifully maintained south-facing garden. The outdoor space includes a patio and an additional decked seating area, perfect for entertaining or relaxing. Upstairs, the home features three double bedrooms, including a principal bedroom with a fitted wardrobe and en-suite, along with a family bathroom. Externally, the property benefits from ample parking at the front, additional gated parking, and a detached garage, providing plenty of space for vehicles and storage.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, Radiator, under stairs storage cupboard, stairs rising to first floor landing.

LOUNGE

16' 08" x 10' 03" (5.08m x 3.12m) Windows to front and side, two radiators.

KITCHEN

9' 02" x 8' 05" (2.79m x 2.57m) Fitted with a range of wall and base units incorporating a one and a half sink, electric oven, four ring gas hob with extractor over, space for washing machine, integrated dishwasher, tiled splash back, window and door to garden.

DINING ROOM

9' 02" x 7' 11" (2.79m x 2.41m) Window to front, double doors to garden, radiator.

CLOAKROOM

Radiator, low level W.C, hand wash basin.

LANDING

Airing cupboard, loft access.

BEDROOM ONE

11' 09" x 9' 06" (3.58m x 2.9m) Window to front and side, fitted wardrobe, radiator, door to:

ENSUITE

Window to side, shower cubical, wash hand basin inset to vanity unit, low level W.C, extractor fan, spotlights, radiator.

BEDROOM TWO

10' 07" x 7' 03" (3.23m x 2.21m) Window to side, radiator.

BEDROOM THREE

10' 07" x 9' 02" (3.23m x 2.79m) Window to front, radiator.

FAMILY BATHROOM

Window to front, panel enclosed bath with shower attachment, wash hand basin inset to vanity unit, low level W.C, extractor fan, spotlights, part tiled walls.





OUTSIDE

FRONT

Block paved driveway providing off road parking leading to timber gates.

PARKING/GARAGE

Further gated parking leading to a detached garage with power and light connected.

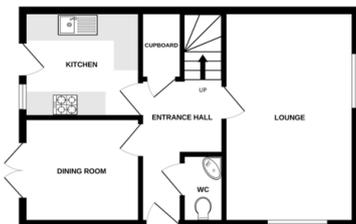
GARDEN

South facing garden with patio area to the rear of the property, rest mainly laid to lawn with decked seating area to the rear of the garden.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 quantity or efficiency can be given. Made with Metreplan ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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 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