



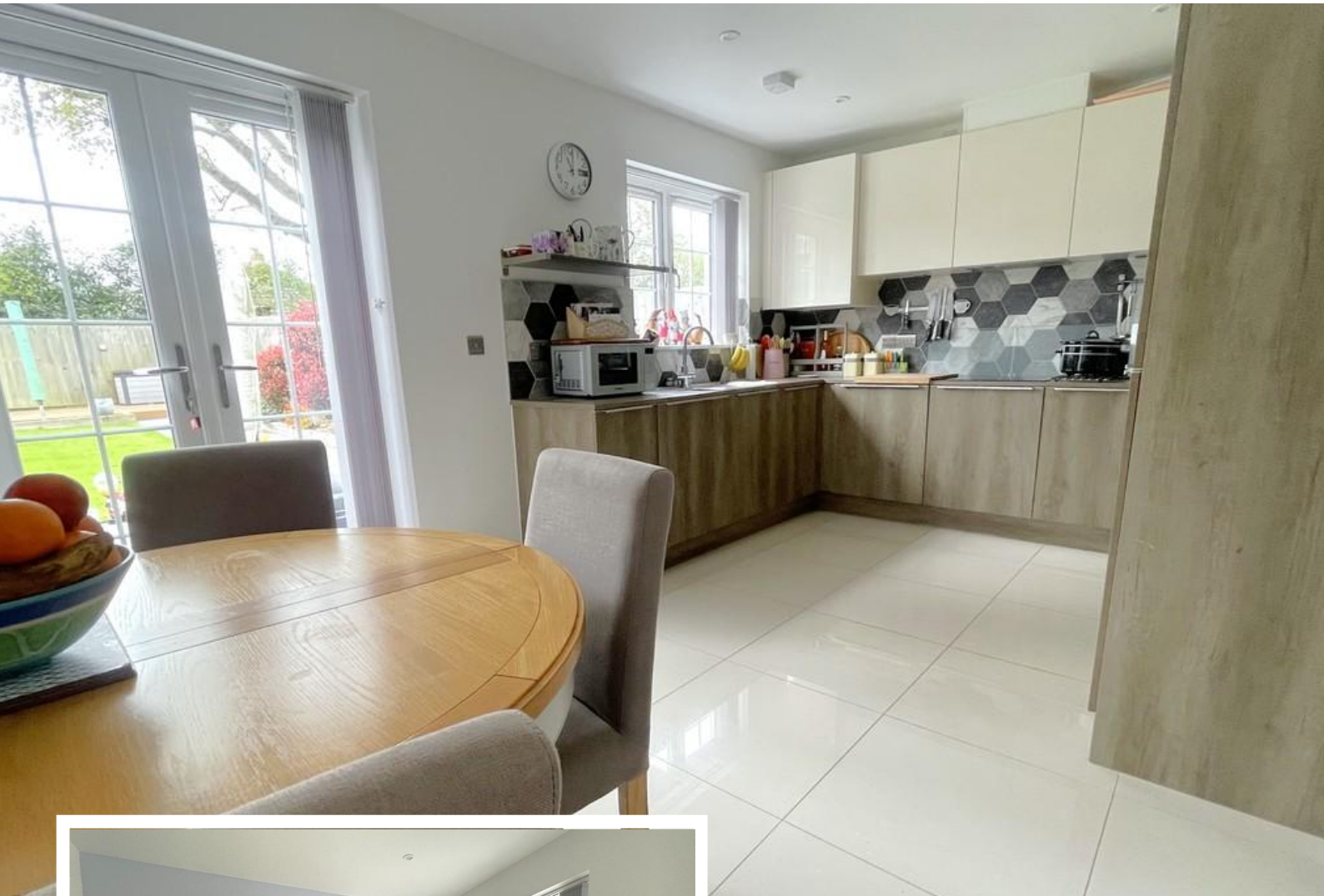
**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Berryfield Close**  
Tiptree, CO5 0FQ

**Guide Price £400,000 - £425,000**  
EPC Rating 'B'

- Three Bedroom Semi-Detached House
- Ground Floor Cloakroom
- Garage & Off Road Parking
- Ensuite & Family Bathroom





## Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully presented and modern three-bedroom semi-detached home, ideally located in the popular village of Tiptree. Surrounded by a wealth of local amenities including excellent schools and a variety of shops, this property is perfect for families and professionals alike. Upon entering, you are welcomed by an inviting entrance hall, leading to a spacious lounge and a stylish open-plan kitchen/diner with views and direct access to the rear garden. A convenient ground floor cloakroom completes the downstairs layout. Upstairs, the property offers three bedrooms, including a principal bedroom with en-suite shower room, and a modern family bathroom. Externally, the home benefits from off-road parking, a garage with an electric door, and a well-designed, low-maintenance rear garden featuring a decked seating area and artificial lawn.



#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, Karndean wood effect flooring, radiator, stairs rising to first floor landing, solid oak door to;

#### LOUNGE

16' 04" x 12' 09" (4.98m x 3.89m) Window to front, two radiators, Karndean wood effect flooring, wall mounted modern electric fire.

#### INNER HALLWAY

Under stairs cupboard, tiled flooring, open to:

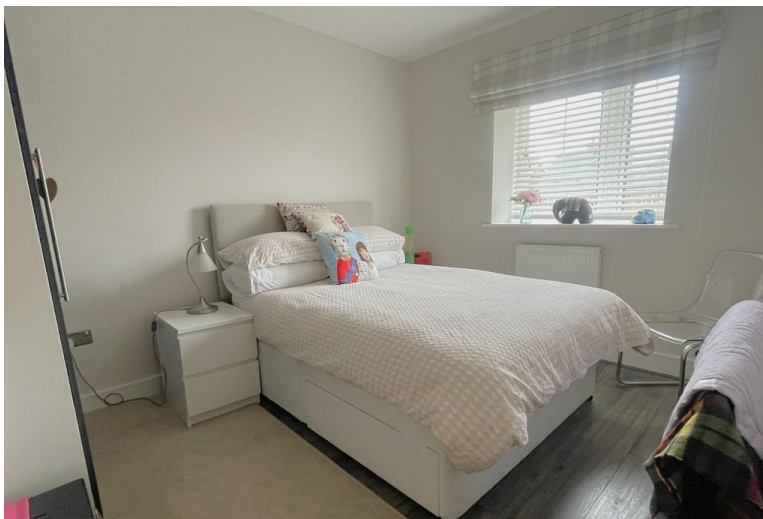


#### KITCHEN/DINER

16' 01" x 10' 00" (4.9m x 3.05m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, four ring induction hob with extractor over, eye level double oven, integrated fridge/freezer, dishwasher and washing machine, cupboard housing gas fired boiler, tiled floor, radiator, spotlights, space for dining table, window and double doors to rear garden.

#### CLOAKROOM

Wash hand basin, low level W.C, extractor fan, tiled floor, heated towel rail, spotlights.



#### LANDING

Access to boarded loft, radiator, airing cupboard.

#### BEDROOM ONE

16' 02" x 10' 00" (4.93m x 3.05m) Two windows to rear, fitted wardrobes and drawers, radiator, door to:

#### ENSUITE

Wash hand basin, shower cubical, low level W.C, extractor fan, spotlights, tiled floor, heated towel rail, part tiled walls.

#### BEDROOM TWO

11' 05" x 8' 10" (3.48m x 2.69m) Window to front, radiator, laminate flooring.



#### BEDROOM THREE

7' 10" x 7' 00" (2.39m x 2.13m) Window to front, radiator, laminate flooring.

#### FAMILY BATHROOM

Panel enclosed bath with shower over, wash hand basin inset to vanity unit, low level W.C, extractor fan, spotlights, tiled floor, heated towel rail, part tiled walls.

