

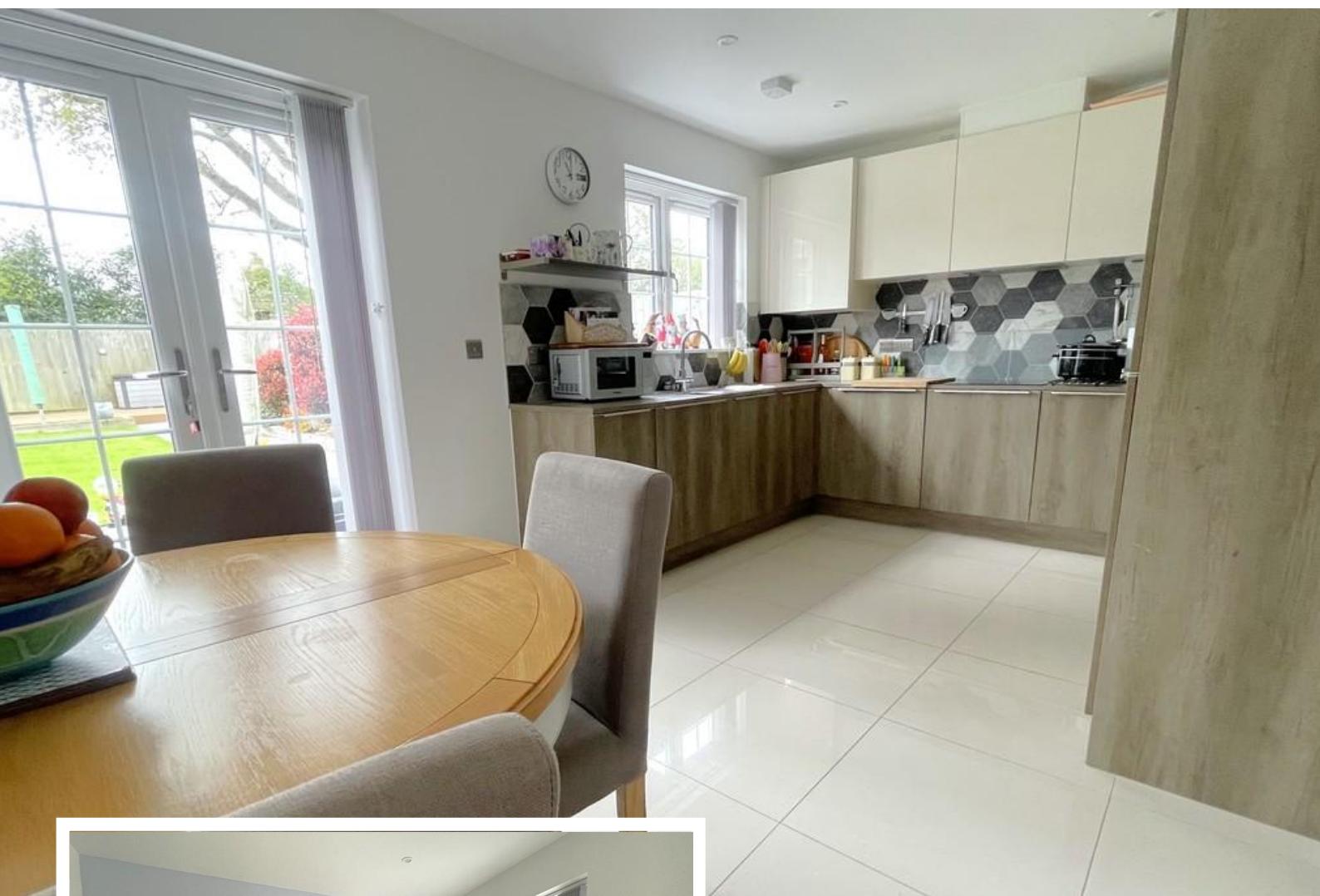


Berryfield Close
Tiptree, CO5 0FQ

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

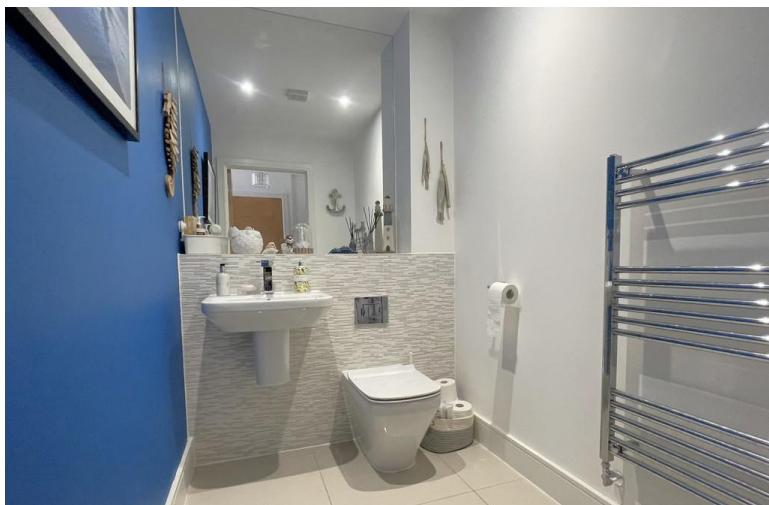
- Three Bedroom Semi-Detached House
- Garage & Off Road Parking
- Ground Floor Cloakroom
- Ensuite & Family Bathroom





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.





OUTSIDE

FRONT

Low maintenance front garden, block paved driveway providing off road parking with EV charger, leading to:

GARAGE

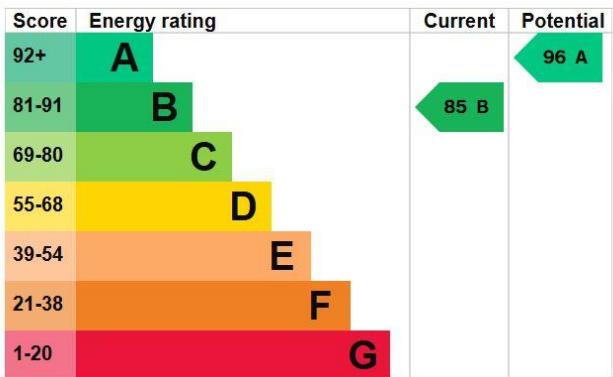
16' 05" x 8' 10" (5m x 2.69m) Electric door, eaves storage, power and light connected, door to garden.

REAR GARDEN

Enclosed rear garden with paved patio area to the rear of the property, additional decked seating area to the rear of the garden, artificial grass, outside tap and lights.



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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantees made with Metrigix C025.



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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