

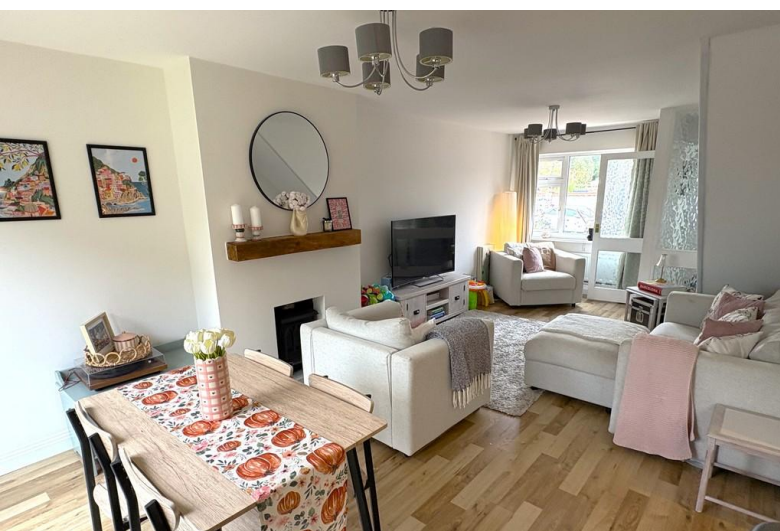


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DAVID MARTIN
GROUP

Millwrights
Tiptree, CO5 0LQ

Guide Price £350,000 - £360,000
EPC Rating 'c'

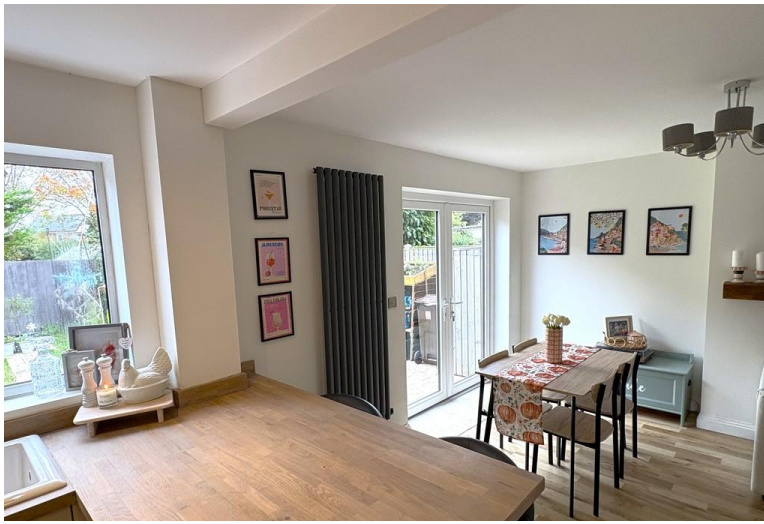
- Three Bedroom Semi-Detached House
- Stylishly Refitted Kitchen & Bathroom
- Garage & Ample Parking
- Central Village Location





Property Description

David Martin Estate Agents are delighted to present this beautifully refurbished three-bedroom semi-detached home, ideally located in the heart of the popular village of Tiptree. The property offers convenient access to local shops, schools, and amenities, making it a perfect choice for families and professionals alike. The ground floor features an open-plan living space with a lounge/diner and double doors leading to the rear garden, along with a modern fitted kitchen. The first floor offers three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from an integral garage, off-road parking, and a private enclosed rear garden-ideal for outdoor entertaining and relaxation. Viewing is highly recommended to fully appreciate the property's excellent setting and generous space.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, radiator, door to:

LOUNGE/DINING ROOM

22' 10" x 11' 6" (6.96m x 3.51m) A bright and spacious living room with window to front and fully glazed double doors to rear aspect, feature fireplace, radiator, open plan to:

KITCHEN

10' 10" x 8' (3.3m x 2.44m) Comprehensively fitted with a range of units comprising of single drainer sink unit with mixer taps inset to worksurface with appliance storage and cupboards under, matching range of eye level wall mounted units, integrated electric double oven and hob, fridge/freezer, washing machine and dishwasher, breakfast bar, window to rear aspect.

LANDING

Access to loft space, storage cupboard housing gas fired combination boiler, door to:

BEDROOM ONE

14' 8" x 8' 8" (4.47m x 2.64m) Window to front aspect, radiator, storage cupboard.

BEDROOM TWO

11' 8" x 8' 6" (3.56m x 2.59m) Window to rear aspect, radiator.

BEDROOM THREE

10' 10" x 8' (3.3m x 2.44m) Window to rear aspect, radiator.

FAMILY BATHROOM

7' 10" x 7' 2" (2.39m x 2.18m) Stylish white suite with low flush WC and basin inset to vanity unit, panel bath with shower over, window to rear aspect, heated towel rail.





OUTSIDE

To the front of the property there is a driveway providing off road parking leading to an integral garage measuring 17' 6ft. x 8'ft with up and over door and power and light connected, side access to rear garden.

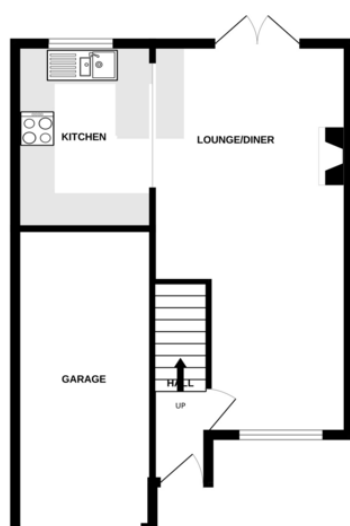
REAR GARDEN

Being well enclosed by panel fencing the garden is laid to lawn with paved patio to the rear of the property.

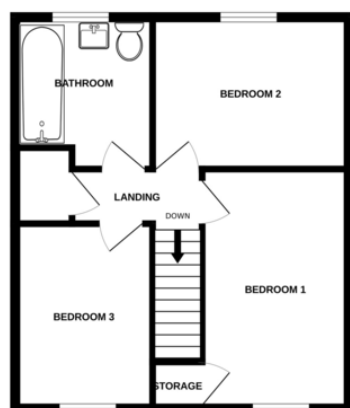




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

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