



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

**Ransom Road**  
Tiptree, CO5 0TL

**£525,000**  
EPC Rating 'C'

- Four Bedroom Detached House
- Study/Utility/Conservatory
- Double Garage & Driveway
- NO ONWARD CHAIN





## Property Description

David Martin Estate Agents are delighted to present this impressive four-bedroom detached home, ideally positioned in the heart of the popular village of Tiptree, within walking distance of local schools, shops and amenities. Offering spacious and versatile accommodation throughout, the property features a welcoming entrance hall, a generous lounge opening into a dining room with doors leading to the conservatory, a fully fitted kitchen, useful utility room, study and a ground floor cloakroom. The first floor comprises four well-proportioned bedrooms, all benefiting from fitted wardrobes, with an ensuite to the principal bedroom and a family bathroom. Externally, the property enjoys a double garage with electric roller door, a driveway providing ample off-road parking for multiple vehicles, and a beautifully enclosed rear garden. Offered for sale chain free, this superb home is ideal for those seeking space, comfort and convenience in a sought-after village location.



#### ENTRANCE HALL

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

#### LOUNGE

17' 03" x 12' 02" (5.26m x 3.71m) Window to rear, radiator, laminate flooring, spotlights, LPG gas fire, open to:

#### DINING ROOM

12' 02" x 10' 04" (3.71m x 3.15m) Radiator, laminate flooring, sliding doors to:



#### CONSERVATORY

10' 06" x 9' 05" (3.2m x 2.87m) Windows to rear and side, ceiling fan, tiled floor, double doors to rear garden.

#### KITCHEN

16' 02" x 10' 04" (4.93m x 3.15m) 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, double eye level oven, microwave, four ring electric hob with extractor over, space for dishwasher, integrated fridge/freezer, spotlights, radiator, serving hatch to dining room, tiled floor, windows to front, door to rear garden.



#### UTILITY ROOM

7' 05" x 5' 07" (2.26m x 1.7m) Fitted with wall and base units incorporating a sink with drainer and mixer tap, space for washing machine and tumble dryer, tiled floor, wall mounted gas fired boiler.

#### STUDY

8' 02" x 7' 10" (2.49m x 2.39m) Window to front, radiator, laminate flooring.

#### CLOAKROOM

Low level W.C, hand wash basin, tiled floor, radiator.





#### LANDING

Window to front, airing cupboard, loft access.

#### BEDROOM ONE

11' 11" x 9' 02" (3.63m x 2.79m) Window to side, radiator, fitted wardrobes, door to:

#### ENSUITE

Window to front, shower cubical, low level W.C, hand wash basin, fully tiled walls, heated towel rail.

#### BEDROOM TWO

12' 04" x 8' 08" (3.76m x 2.64m) Window to rear, radiator, built in wardrobe.

#### BEDROOM THREE

10' 08" x 8' 06" (3.25m x 2.59m) Window to rear, radiator, built in wardrobe.

#### BEDROOM FOUR

9' 11" x 8' 02" (3.02m x 2.49m) Window to front, radiator, built in wardrobe.

#### FAMILY BATHROOM

Window to rear, panel enclosed bath with shower attachment, low level W.C, hand wash basin, fully tiled walls, radiator.





## OUTSIDE

### FRONT

Front garden laid to lawn, side access to rear garden, block paved driveway providing off road parking leading to:

### DOUBLE GARAGE

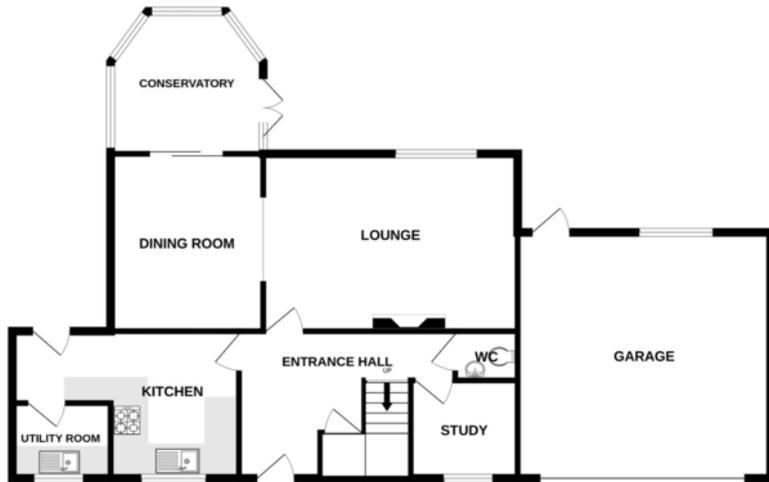
17' 02" x 16' 10" (5.23m x 5.13m) Double garage with electric roller door, power and light connected, window and door to rear garden.

### REAR GARDEN

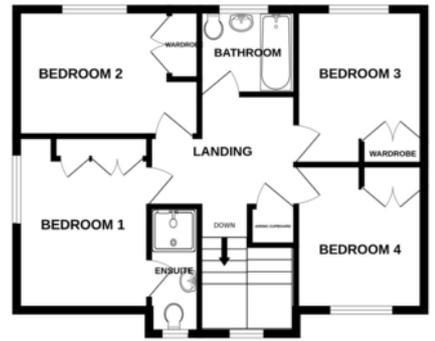
Enclosed rear garden with patio area to the rear of the property, rest mainly laid to lawn with shrub borders, outside tap and lights.



GROUND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1637 sq.ft. (152.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 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 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