



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

**Wilkin Drive**  
Tiptree, CO5 0RS

**Offers In Excess Of £425,000**  
EPC Rating 'C'

- FOUR BEDROOMS
- OFF ROAD PARKING
- NEW ENSUITE & CLOAKROOM
- UTILITY ROOM





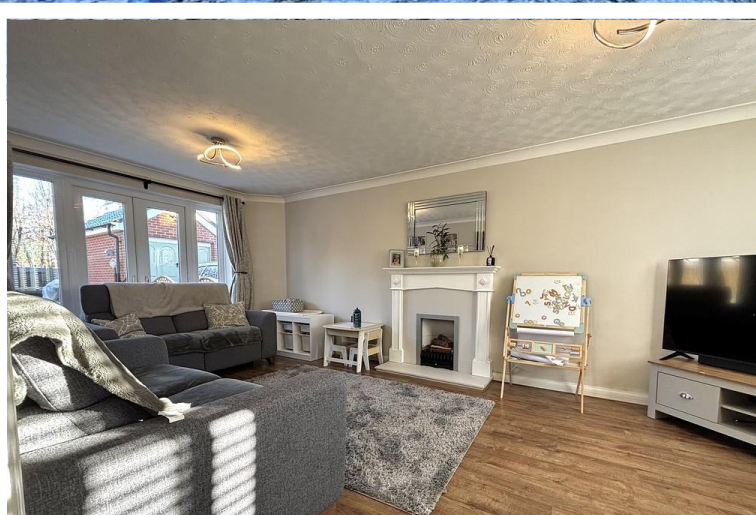


## Property Description

A delightful link-detached family home situated within the popular Grove Road development. This spacious property offers well-balanced accommodation, comprising four double bedrooms, a family bathroom, and a modern, newly fitted en-suite to the master bedroom.

The ground floor features a welcoming lounge, a separate dining room, a well-appointed kitchen, a utility room, and a newly fitted, convenient cloakroom. Externally, the home benefits from ample off-road parking and a single garage, making it ideal for families and professionals alike.

Additional highlights include new carpet throughout, a newly installed boiler (October 2025), and all new internal doors, ensuring a fresh and modern finish throughout.







#### ENTRANCE HALL

Enter through front door with stairs leading to the first floor. Complete with one radiator and laminate flooring, Door to;

#### CLOAKROOM

Newly fitted cloakroom, comprising of half tiled walls, WC, sink built into vanity unit, heated towel rail.

#### LOUNGE

19' 5" x 10' 06" (5.92m x 3.2m) A large living room, French doors leading to the rear garden and a double glazed window to the front. Complete with two radiators and laminate flooring.

#### DINING ROOM

9' 1" x 9' 6" (2.77m x 2.9m) A well proportioned room with a double glazed window to the front. Complete with one radiator and laminate flooring.

#### KITCHEN

9' 3" x 9' 1" (2.82m x 2.77m) A well-appointed Shaker-style kitchen comprising a one and a quarter sink unit with mixer tap, set beneath adjoining work surfaces with upstands. There is a range of under-cupboards, drawers and base units providing ample storage. Integrated appliances include a four-ring induction hob with extractor hood over and a double electric oven, with space and plumbing for a dishwasher. The kitchen is complete with a radiator, vinyl flooring and a double-glazed window to the rear.

#### UTILITY ROOM

6' 1" x 5' 9" (1.85m x 1.75m) A spacious utility room with plumbing for a washing machine and tumble dryer, space for a fridge/freezer, a radiator, durable vinyl flooring, and a convenient door leading out to the rear garden.







#### LANDING

Providing access to the loft, which houses the newly installed gas combi boiler, storage cupboard . Complete with one radiator and a double glazed window to the rear.

#### BEDROOM ONE

11' 9" x 10' 1" (3.58m x 3.07m) A good sized double bedroom with a double glazed window to front, a double glazed window to the side and one radiator.

#### EN-SUITE

A newly fitted ensuite, fully tiled to walls and floor, comprising a corner shower cubicle, WC, and wash basin integrated into a contemporary vanity unit.



#### BEDROOM TWO

10' 7" x 9' 4" (3.23m x 2.84m) A good sized double bedroom with a double glazed window to the front and one radiator.

#### BEDROOM THREE

9' 4" x 8' 5" (2.84m x 2.57m) A double bedroom with a double glazed window to the rear and one radiator.

#### BEDROOM FOUR

10' 9" x 7' 3" (3.28m x 2.21m) A double bedroom with a double glazed window to the rear and one radiator.



#### BATHROOM

A partially tiled bathroom with three-piece suite comprising a low-level WC, vanity wash hand basin and panelled bath. The bathroom is finished with LVT flooring and benefits from a heated towel rail and a double-glazed window to the side.





## OUTSIDE

### FRONT

Cast iron railing, a tandem block paved driveway for two vehicles leading to the single garage and gated access to the rear garden, EV charging port.

### GARAGE

A detached single garage with an up and over door to the front. Benefiting from power and lighting

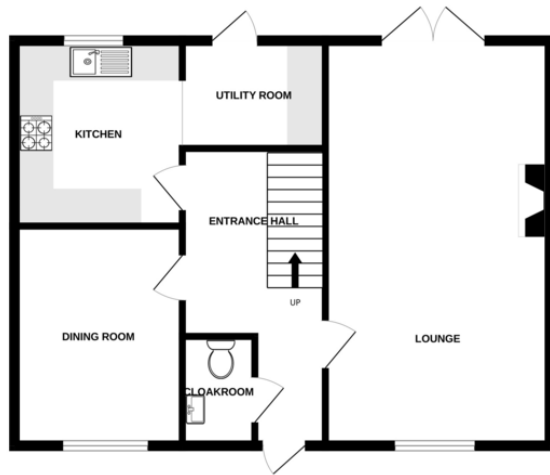
### REAR GARDEN

Unoverlooked rear garden featuring a newly installed decked area, a small patio, and space for a shed behind the garage. The remainder of the garden is laid to lawn, offering a private and versatile outdoor space.

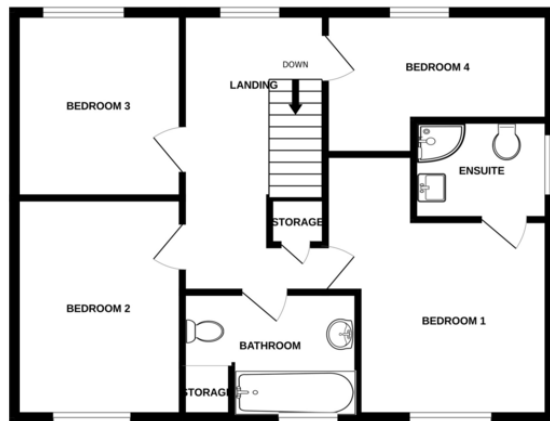




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>85 B</b>
69-80	<b>C</b>	<b>74 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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