



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 cloak room, 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

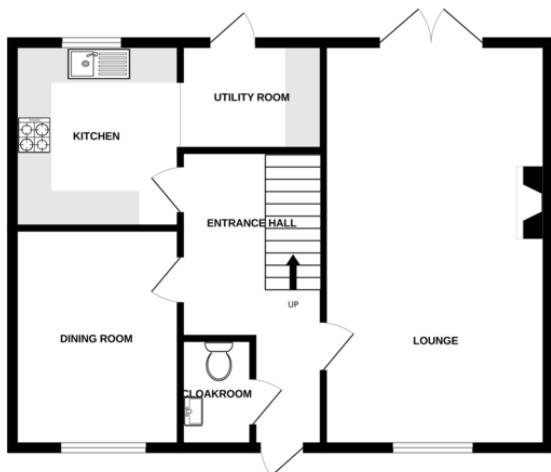
A detached single garage with an up and over door to the front. Benefiting from power and lighting

### REAR GARDEN

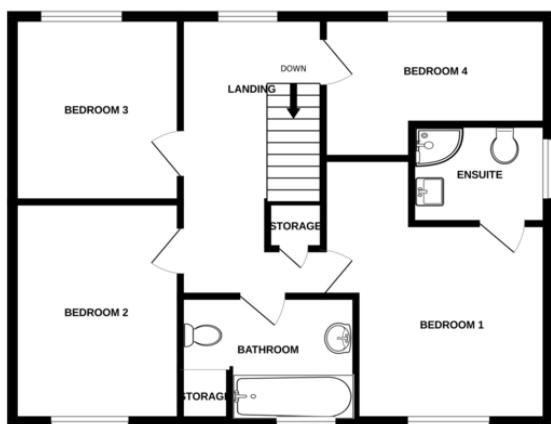
Unoverlooked rear garden featuring a newly installed decked area, a small patio, and space for a shed behind the garage. The remainder of the garden is laid to lawn, offering a private and versatile outdoor space.



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 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