



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

**Saffron Way**  
Tiptree, CO5 0AY

**£325,000**  
EPC Rating 'D'

- Three Bedroom Semi Detached House
- Chain Free
- Home Office
- Viewing Advised







## Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented three bedroom semi-detached family home, situated in the popular village of Tiptree, which offers an excellent range of shops, schools, and local amenities. The accommodation comprises of an entrance porch leading to an entrance hall, a lounge open to the dining room with sliding doors opening into the conservatory, a fitted kitchen, utility room, and a versatile home office. To the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from off-street parking to the front and an enclosed rear garden. The property is offered for sale chain free.





#### ENTRANCE PORCH

Entrance to the property is made via part glazed entrance door to front aspect to entrance porch, door to:

#### ENTRANCE HALL

Stairs rising to first floor landing, storage cupboard, laminate flooring, radiator, door to:

#### LOUNGE

13' 2" x 10' 10" (4.01m x 3.3m) Window to front aspect, open fireplace with gas fire inset with back boiler (untested), open plan to dining room.



#### DINING ROOM

10' 10" x 9' 6" (3.3m x 2.9m) Radiator, sliding doors to conservatory, door to kitchen;

#### CONSERVATORY

9' 9" x 7' 6" (2.97m x 2.29m) Windows to rear and side aspect and fully glazed doors to side.

#### KITCHEN

11' x 7' (3.35m x 2.13m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, splash tiling, plumbing for dishwasher, double radiator, window to rear aspect.



#### UTILITY ROOM

6' 8" x 6' 10" (2.03m x 2.08m) Fully glazed door to rear aspect, wall units, worksurface with plumbing and space for washing machine beneath, radiator, door to:

#### HOME OFFICE

17' 4" x 7' 4" (5.28m x 2.24m) Double radiator.

#### LANDING

Window to side aspect, access to loft space, door to:

#### BEDROOM ONE

13' 3" x 10' 2" (4.04m x 3.1m) Window to front aspect, radiator, storage cupboard.

#### BEDROOM TWO

11' 6" x 9' 2" (3.51m x 2.79m) Window to rear aspect, radiator.

#### BEDROOM THREE

9' 6" x 6' 5" (2.9m x 1.96m) Window to front aspect, radiator, storage cupboard



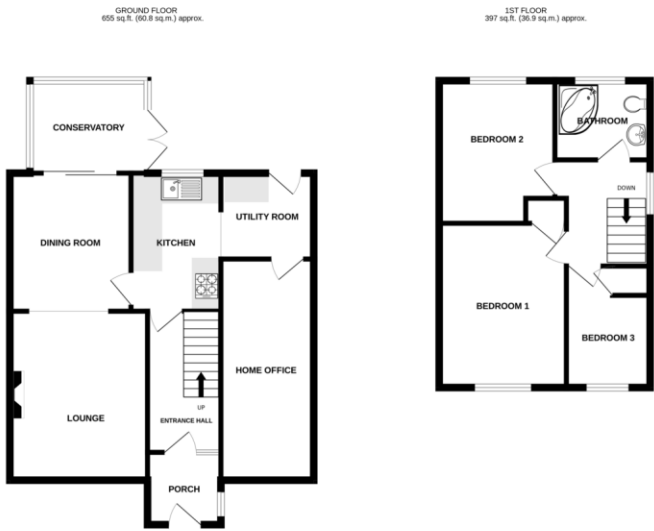




**FAMILY BATHROOM**  
Suite comprising of corner panel bath, low flush WC, pedestal wash hand basin, low flush WC, splash tiling, radiator, window to rear aspect.

**OUTSIDE**  
Driveway providing off road Parking to the front of the property.

**REAR GARDEN**  
Patio to the rear of the property, the garden is laid to lawn enclosed by panel fencing, timber shed to remain.



TOTAL FLOOR AREA: 1052 sq.ft. (97.3 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing contained floor measurements, all plans, drawings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency over the years.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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 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