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DAVID MARTIN  
GROUP

**Greengage Close**

Tiptree, CO5 0FS

**Guide Price £450,000 - £475,000**

EPC Rating 'B'

- Four Bedroom Detached House
- Spacious Kitchen/Diner & Utility
- Driveway & Garden Room
- Ensuite & Family Bathroom & Cloakroom





## Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented four-bedroom detached family home situated within the sought-after Crest Nicholson development in the popular village of Tiptree, which offers an excellent range of shops, schools and local amenities. The property has been well maintained throughout and provides spacious accommodation including a welcoming entrance hall, a bright lounge with bay window, and a generous kitchen/diner featuring double doors opening into the rear garden, along with a utility room and ground floor cloakroom. To the first floor are four good-sized bedrooms, with an ensuite to the principal bedroom and a modern family bathroom. Externally, the property benefits from a driveway providing off-road parking, an enclosed rear garden, and a garden room ideal for use as a home office or Gym.



#### ENTRANCE HALL

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

#### LOUNGE

16' 11" x 11' 05" (5.16m x 3.48m) Large Bay window to front, radiator.

#### KITCHEN/DINER

19' 08" x 14' 11" Maximum Measurements. (5.99m x 4.55m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, four ring gas hob with extractor over, double oven, integrated dishwasher and fridge/freezer, LVT flooring, spotlights, radiator, window to rear and double doors to the rear garden.

#### UTILITY ROOM

7' 06" x 5' 05" (2.29m x 1.65m) Fitted with wall and base units with work top over, cupboard housing gas fired boiler, space and plumbing for washing machine and dryer, radiator, door to side.

#### CLOAKROOM

Window to front aspect, low level W.C, hand wash basin, radiator, LVT flooring.

#### LANDING

Storage cupboard with hanging rails, loft access, radiator.

#### BEDROOM ONE

13' 00" x 9' 04" (3.96m x 2.84m) Window to front aspect, fitted wardrobe with sliding doors, radiator, door to:

#### ENSUITE

Window to side aspect, large shower cubical, wash hand basin, low level W.C, heated towel rail, spotlights, extractor fan.

#### BEDROOM TWO

10' 11" x 9' 02" (3.33m x 2.79m) Window to rear, radiator, fitted wardrobes.

#### BEDROOM THREE

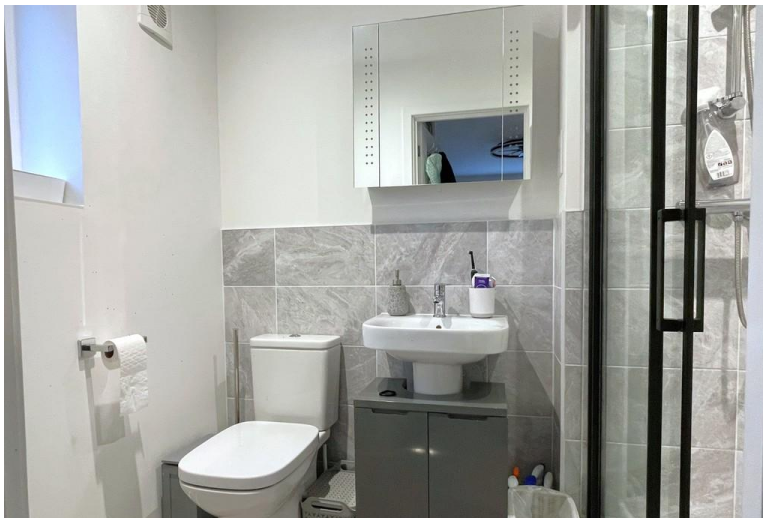
10' 02" x 7' 09" (3.1m x 2.36m) Window to rear, radiator.

#### BEDROOM FOUR

10' 00" x 9' 00" (3.05m x 2.74m) Window to front, radiator, fitted wardrobes.

#### FAMILY BATHROOM

Window to side, panel enclosed bath with shower attachment, wash hand basin, low level W.C, part tiled





walls, spotlights, extractor fan, tiled floor.  
OUTSIDE

### FRONT

Front garden laid to lawn, driveway to the side of the property providing off road parking for three vehicles, power point, side access to rear garden.

### REAR GARDEN

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

### GARDEN ROOM

19' 00" x 9' 00" (5.79m x 2.74m) A versatile garden room created from a converted carport, fitted with bi-fold doors, power, lighting. Ideal as a home office, gym, or entertaining space.

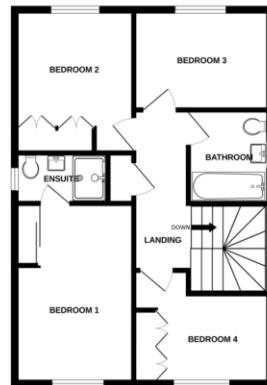
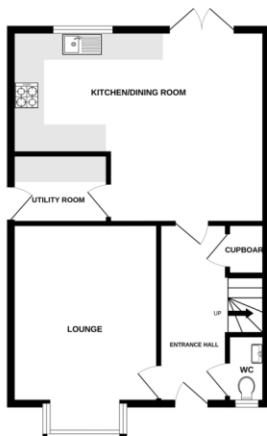
### AGENT NOTES

Property is fitted with Alarm system and CCTV.



GROUND FLOOR  
580 sq ft. (53.9 sq m.) approx.

1ST FLOOR  
566 sq ft. (52.6 sq m.) approx.



TOTAL FLOOR AREA: 1146 sq ft. (106.5 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these, external walls and any other work are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee is given for their satisfactory operation. Use for guide only.  
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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 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