



DAVID MARTIN  
GROUP

**Bird Lane**

Tiptree, CO5 0RB

**Guide Price £450,000 - £475,000**

EPC Rating 'TBC'

- Four Bedroom Family Home
- Spacious Kitchen/Diner
- Ensuite & Family Bathroom
- Approx 100ft Rear Garden





## Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and well-presented four-bedroom family home, tucked away down a quiet lane in the popular village of Tiptree. The property offers versatile and well-proportioned accommodation, comprising a welcoming entrance hall, a spacious contemporary kitchen/diner ideal for family living and entertaining, a ground floor cloakroom, and a generous lounge with double doors opening into a conservatory with views over and access to the rear garden. To the first floor are four well-sized double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Externally, the property benefits from off-road parking for several vehicles and a substantial enclosed rear garden extending to approximately 100ft, providing an excellent outdoor space for families.



## ENTRANCE HALL

Enter the property via a part glazed entrance door to side aspect, tiled floor, radiator, under stairs storage cupboard, sliding doors to lounge.



## KITCHEN/DINER

19' 11" x 17' 06" Maximum measurement (6.07m x 5.33m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, induction hob with extractor over, integrated dishwasher, double eye level oven, microwave, space for fridge/freezer, floor-to-ceiling utility cupboard housing a wall-mounted gas-fired boiler and plumbing and space for a washing machine and tumble dryer, breakfast bar peninsula with overhang for bar stools and built-in drawers beneath, vertical radiator, spotlights, two windows to front and Velux ceiling window.

## LOUNGE

20' 04" x 10' 10" (6.2m x 3.3m) Feature fireplace, two radiators, double doors to:



## CONSERVATORY

12' 05" x 9' 10" (3.78m x 3m) Tiled floor, windows to rear and side, double doors to rear garden.

## CLOAKROOM

Window to side, low level W.C, hand wash basin inset to vanity unit, tiled floor, heated towel rail.





#### LANDING

Built in cupboard, loft access.

#### BEDROOM ONE

12' 04" x 9' 08" (3.76m x 2.95m) Window to front, radiator, built in wardrobes with sliding doors, door to:

#### ENSUITE

Shower cubical with rainfall shower head and separate shower attachment, low level W.C, hand wash basin inset to vanity unit, heated towel rail, tiled floor, extractor fan, fully tiled walls.

#### BEDROOM TWO

10' 11" x 10' 03" (3.33m x 3.12m) Window to rear, radiator, built in wardrobes with sliding doors.

#### BEDROOM THREE

10' 03" x 9' 09" (3.12m x 2.97m) Window to front, radiator.

#### BEDROOM FOUR

9' 08" x 8' 11" (2.95m x 2.72m) Window to rear, radiator.

#### FAMILY BATHROOM

Window to side, panel enclosed bath with shower over and separate shower attachment, low level W.C, hand wash basin inset to vanity unit, tiled floor, heated towel rail.





## OUTSIDE

### FRONT

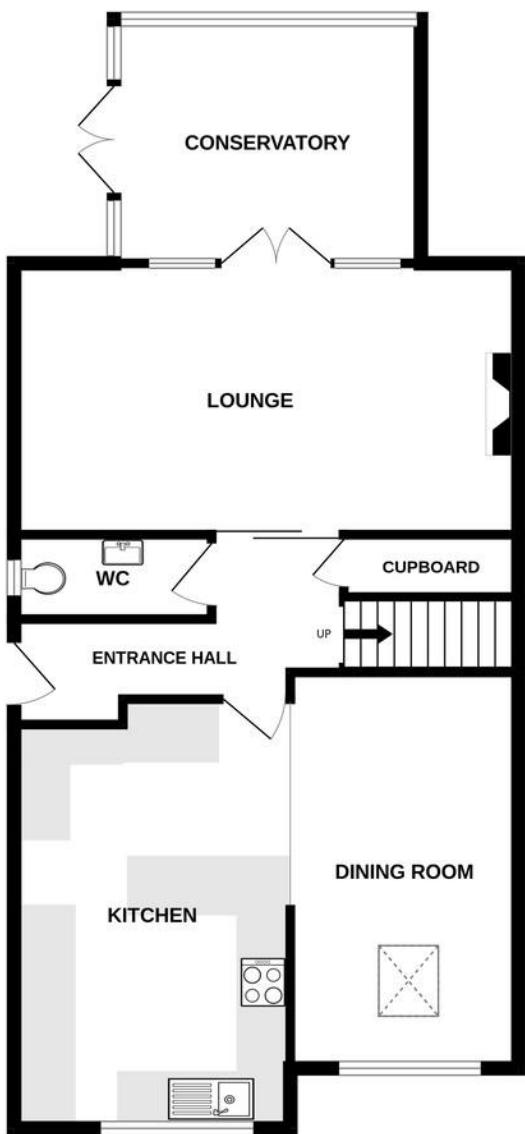
Driveway to the front of the property providing off road parking for several vehicles, outside tap, side access to rear garden.

### REAR GARDEN

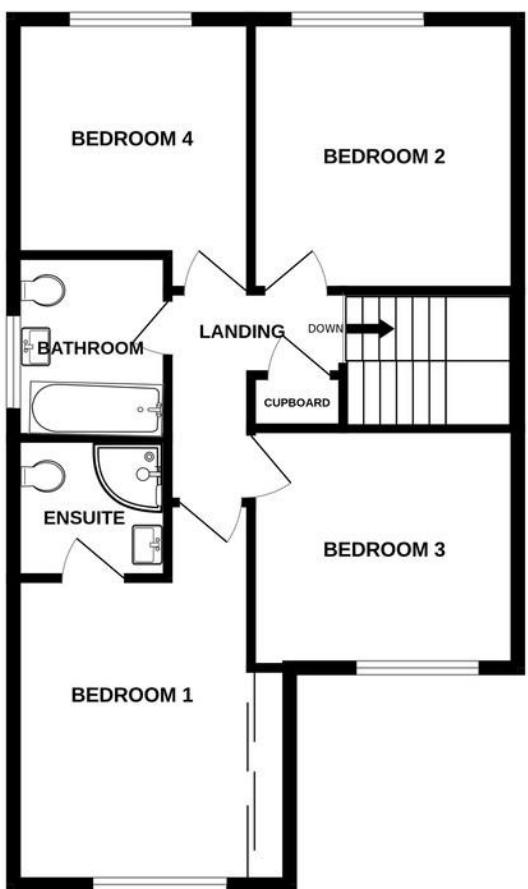
Enclosed rear garden approaching 100ft in length, patio to the rear of the property, rest mainly laid to lawn with shrub borders, shed (to remain).



GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.1 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 are not guaranteed as to their operability or efficiency.



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