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DAVID MARTIN
GROUP

Maldon Road
Tiptree, CO5 0PU

Guide Price £595,000 - £625,000
EPC Rating 'D'

- Four Bedroom Detached House
- Spacious

- 31ft Garden Room
- Two Reception Rooms





Property Description

David Martin Estate Agents are delighted to present for sale this beautifully presented and spacious four-bedroom detached home. The property has been improved by the current owners and offers versatile, well-proportioned accommodation throughout. The ground floor comprises an entrance porch leading to an entrance hall, a generous kitchen/diner forming the true hub of the home with ample space for family living and entertaining, a spacious lounge, and a second reception room with doors opening onto and overlooking the rear garden. Further benefits include a utility room, a ground-floor shower room, and a ground-floor double bedroom. To the first floor are three further double bedrooms and a family bathroom. Externally, the property features off-road parking for multiple vehicles and a beautifully landscaped rear garden. A standout feature is the 31ft garden room, offering an ideal space for working from home, or use as a hobby or leisure room.



ENTRANCE PORCH

Enter the property via a part glazed entrance door to side aspect, windows to front and side, radiator, door to:

ENTRANCE HALL

Radiator, stairs rising to first floor landing.

KITCHEN/DINER

25' 09" x 14' 01" Maximum measurement (7.85m x 4.29m) Comprehensively fitted with a range of wall and base units with granite work top over with inset one and half sink with mixer tap, tiled splash back, integrated fridge/freezer, Range style cooker, space for dishwasher, central island with breakfast bar to one side and storage beneath, spotlights, tiled floor, window to rear, space for large dining table, glazed double doors to lounge and sitting room.

UTILITY ROOM

9' 09" x 3' 08" (2.97m x 1.12m) Door to side, fitted cupboards with space and plumbing for washing machine and tumble dryer, spotlights, wall mounted gas fired boiler, Luxury Vinyl flooring.

LOUNGE

20' 11" x 12' 02" (6.38m x 3.71m) Box bay window to front, window to side, wall mounted lights, two radiators.



SITTING ROOM

18' 00" x 12' 00" (5.49m x 3.66m) Sliding doors to rear garden, two windows to side, two radiators.

BEDROOM FOUR

11' 10" x 9' 00" (3.61m x 2.74m) Window to front, radiator.



SHOWER ROOM

Shower cubical with rainfall shower head and separate shower attachment, wash hand basin inset to vanity unit, low level W.C, heated towel rail, Velux ceiling window, spotlights, Luxury vinyl flooring.





LANDING

Window to side, wall mounted lights, loft access.

BEDROOM ONE

13' 01" x 12' 02" (3.99m x 3.71m) Window to front, radiator.

BEDROOM TWO

13' 02" x 10' 01" (4.01m x 3.07m) Window to front, radiator.

BEDROOM THREE

12' 01" x 10' 07" (3.68m x 3.23m) Window to rear, radiator.



FAMILY BATHROOM

Window to rear, double-ended bath with centrally positioned taps, Twin wash hand basins inset into a vanity unit, wall mounted storage cupboard, shower cubical with rainfall shower head and separate shower attachment, spotlights, vertical radiator, luxury vinyl flooring.





OUTSIDE

FRONT

Driveway providing off road parking for multiple vehicles, side access to rear garden.

REAR GARDEN

Enclosed landscaped rear garden approaching 100ft in length with patio area to the rear of the property with raised planters, trellised archway leading to lawn area with shrub and flower borders, decked seating area to the rear of the garden, outside tap and lights.

GARDEN ROOM

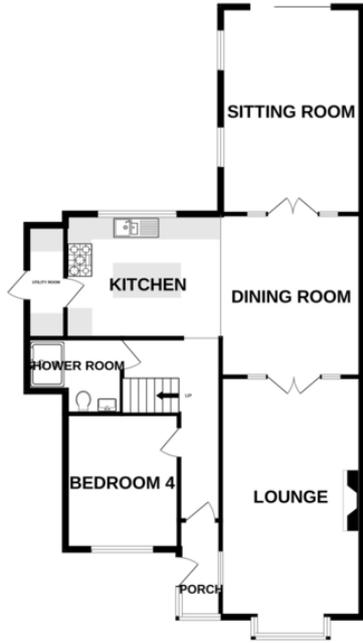
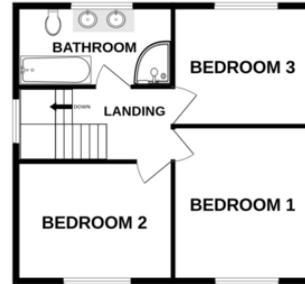
31' 05" x 12' 02" (9.58m x 3.71m) Cladded L shaped garden room with two windows to front and sliding doors, power and light connected.



GROUND FLOOR
1531 sq.ft. (142.2 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 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