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DAVID MARTIN
GROUP

Wilkin Drive
Tiptree, CO5 0QP

£375,000
EPC Rating 'TBC'

- Three Bedroom Link-Detached House
- Garage & Gated Carport
- Conservatory & Dining Room
- Ensuite & Family Bathroom





Property Description

David Martin Estate Agents are delighted to offer for sale this well presented three bedroom link detached house situated in the popular village of Tiptree, benefiting from an excellent range of shops, schools and local amenities. The property features a welcoming entrance hall, spacious lounge with double doors opening into a conservatory with further double doors leading to the rear garden, separate dining room, kitchen with additional access to the garden, and a ground floor cloakroom. To the first floor there are three well proportioned bedrooms, the principal bedroom benefiting from fitted wardrobes and an ensuite shower room, together with a family bathroom. Externally the property enjoys an enclosed rear garden, gated car port providing off road parking, and a one and a half length garage. Early viewing is highly recommended.

ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, under stairs storage cupboard.





LOUNGE

16' 08" x 10' 03" (5.08m x 3.12m) Window to front, feature fireplace with inset electric fire, two radiators, double doors to:

CONSERVATORY

11' 11" x 8' 05" (3.63m x 2.57m) Windows to rear and side, double doors to rear garden, radiator, laminate flooring, spotlights.

DINING ROOM

9' 01" x 7' 11" (2.77m x 2.41m) Window to front, radiator.



KITCHEN

9' 01" x 8' 04" (2.77m x 2.54m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, oven, four ring gas hob with extractor over, integrated washing machine and fridge/freezer, laminate flooring, window and door to rear.

CLOAKROOM

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

LANDING

Window to rear, airing cupboard, loft access.



BEDROOM ONE

12' 08" x 9' 05" (3.86m x 2.87m) Window to front, radiator, built in wardrobes, door to:

ENSUITE

Window to rear, shower cubical with rainfall shower head and separate shower attachment, low level W.C, hand wash basin, radiators, spotlights, extractor fan.

BEDROOM TWO

10' 06" x 9' 03" (3.2m x 2.82m) Window to rear, radiator.

BEDROOM THREE

10' 06" x 7' 02" (3.2m x 2.18m) Window to front, radiator.



FAMILY BATHROOM

Window to front, panel enclosed bath with rainfall shower head over and separate shower attachment, wash hand basin inset to vanity unit, low level W.C, heated towel rail, spotlights, extractor fan.



OUTSIDE

Gated car port to the side of the property providing off road parking, side access to rear garden.

GARAGE

16' 07" x 19' 00" Reducing to 9' 04" (5.05m x 5.79m)

Up and over door, power and light connected, eaves storage, door to car port.

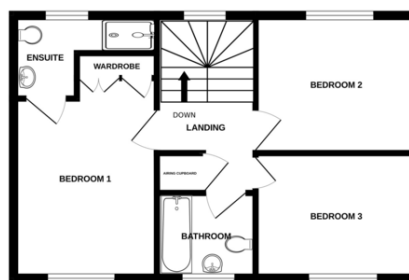
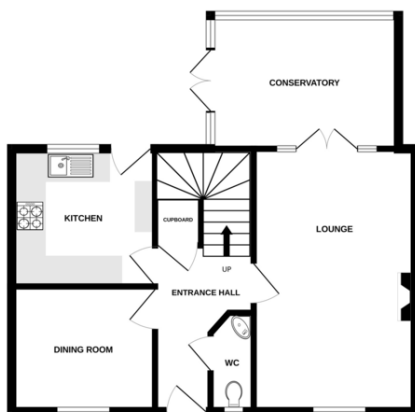
REAR GARDEN

Enclosed rear garden mainly laid to lawn with shrub and flower borders, outside lights and tap.



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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