



DAVID MARTIN  
GROUP

**Bassingham Crescent**  
Tiptree, CO5 0PY

**£400,000**

EPC Rating 'TBC'

- Three Bedroom Linked Detached House
- Lounge and Separate Dining Room
- Garage & Gated Parking
- Dressing Room & Ensuite





## Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom linked detached house situated in the highly sought-after village of Tiptree, offering an excellent range of shops, schools and local amenities. The property provides spacious and versatile family accommodation comprising an entrance hall, generous lounge with fireplace and doors opening to the rear garden, separate dining room, fitted kitchen with additional access to the garden and a ground floor cloakroom. To the first floor, the principal bedroom benefits from a dressing room and en-suite shower room, with two further well-proportioned bedrooms and a family bathroom. Externally, the property enjoys gated carport parking leading to a garage and an enclosed rear garden ideal for outdoor entertaining. Early viewing is highly advised to appreciate the accommodation and desirable village location.



## ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, door to:

## LOUNGE

15' 6" x 10' 5" (4.72m x 3.18m) Being well lit by window to front and door and windows to rear, radiator, the room features a open fireplace.

## DINING ROOM

10' x 8' 3" (3.05m x 2.51m) Window to front aspect, radiator.

## KITCHEN/BREAKFAST ROOM

17' x 7' (5.18m x 2.13m) Comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards beneath, matching range of eye level wall mounted units, breakfast bar, four ring gas hob with extractor over, oven, space and plumbing for dishwasher and fridge/freezer, splash tiling, tiled floor, wall mounted gas fired boiler, the room is lit by window and half glazed door to rear aspect.

## CLOAKROOM

Low flush WC, wall mounted wash hand basin, splash tiling, radiator, window to side aspect.



## LANDING

Window to rear aspect, door to:

## BEDROOM ONE

14' 10" x 8' 5" (4.52m x 2.57m) Window to front aspect, radiator, arch way to:

## DRESSING ROOM

8' 5" x 3' 5" (2.57m x 1.04m) Window to side aspect, fitted range for wardrobes with hanging rail and shelving.

## ENSUITE SHOWER

8' 5" x 7' 8" (2.57m x 2.34m) Spacious ensuite shower room, comprising of pedestal wash hand basin, low flush WC, shower cubical, window to rear aspect, splash tiling, radiator.

## BEDROOM TWO

10' 10 " x 8' 5" (3.3m x 2.57m) Window to front aspect, radiator, access to loft space, airing cupboard.

## BEDROOM THREE

10' 3" x 7' (3.12m x 2.13m) Window to rear aspect, radiator.





## FAMILY BATHROOM

7' 4" x 6' 8" (2.24m x 2.03m) White suite comprising low flush WC, pedestal wash hand, low flush WC, panel bath, window to rear aspect, radiator.

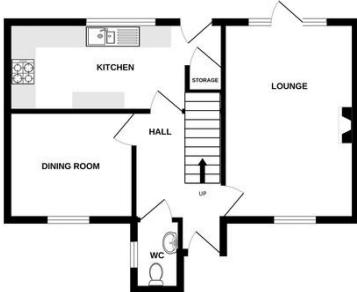
## OUTSIDE

To the side of the property there is a gated carport providing parking leading to garage with up and over door, power and light connected, access to rear garden.

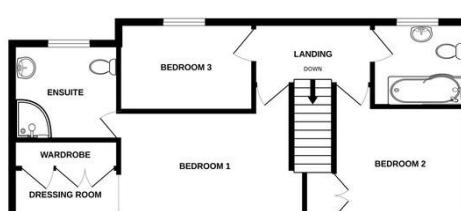
## REAR GARDEN

Rear garden is well enclosed by panel fencing being laid to lawn with flower beds and shrubs, paved patio to the rear of the property.

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.1 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 guidance only and should not 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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