



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Anchor Road**  
Tiptree, CO5 0AL

**£375,000**  
EPC Rating 'TBC'

- Three Bedroom Semi Detached House
- Large Enclosed Garden To Rear
- Lounge/Dining Room
- Central Village Location





## Property Description

David Martin Estate Agents are pleased to offer for sale this three-bedroom semi-detached family home, centrally located in the popular village of Tiptree within walking distance of local shops, schools and amenities. The accommodation comprises an entrance hall, lounge/dining room with log burner, kitchen and conservatory with double doors opening onto the rear garden. On the first floor there are three bedrooms and a family bathroom. Outside, the property benefits from a garage, off-road parking and a well-established rear garden extending to over 100 ft. Early viewing is highly recommended to appreciate the setting, space and garden this property has to offer.





#### 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, storage cupboard, radiator, tiled floor, door to:

#### LOUNGE/DINING ROOM

23' x 11' (7.01m x 3.35m) reducing to 9'6" A spacious living room being well lit by windows to front and rear aspect, two radiators, TV aerial point, fireplace with inset log burner and timber mantel.

#### KITCHEN

11' 6" x 8' 10" (3.51m x 2.69m) Fitted with a range of units comprising of single drainer sink unit, inset to work surface with drawers and cupboards under, matching range of eye level wall mounted units, four ring gas hob with extractor over, double eye level oven, plumbing and space for washing machine and dishwasher, splash tiling, tiled floor, storage cupboard, radiator, window and half glazed door to conservatory.

#### CONSERVATORY

17' 6" x 9' (5.33m x 2.74m) Being well lit by windows to rear and side aspect, fully glazed double doors to rear, radiator, tiled floor.



#### LANDING

Window to side aspect, access to loft space housing gas fired boiler.

#### BEDROOM ONE

11' 10" x 10' 10" (3.61m x 3.3m) Window to front aspect, radiator, storage cupboard.

#### BEDROOM TWO

11' 10" x 11' 6" (3.61m x 3.51m) Window to rear aspect, radiator, airing cupboard.



#### BEDROOM THREE

9' x 7' 5" (2.74m x 2.26m) Window to front aspect, radiator, storage cupboard.



#### FAMILY BATHROOM

6' 10" x 6' (2.08m x 1.83m) Suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, fully tiled walls, radiator, window to rear aspect.



OUTSIDE

FRONT

Front garden laid to lawn, driveway providing off road parking leading to single garage with up and over door and side door to garden.

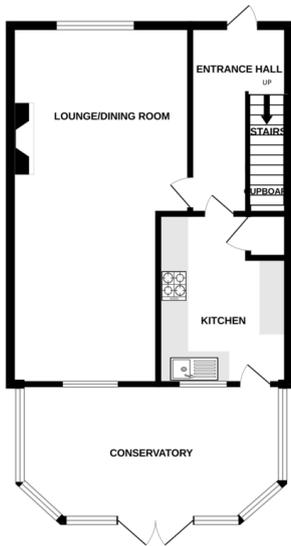
REAR GARDEN

Enclosed rear garden in excess of 100ft. with patio area with pergola over to the rear of the property, rest mainly laid to lawn with shrub borders, pond, greenhouse and shed.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-measurements. This plan is for guidance 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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