



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

**Meadowsweet Way**

Tiptree, CO5 0GN

**£425,000**

EPC Rating 'TBC'

- Three Bedroom Linked Detached House
- Chain Free
- Lounge/Dining Room
- Ensuite Shower Room & Cloakroom





## Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented three-bedroom link-detached family home, situated within the sought-after Scarletts Mews development in the popular village of Tiptree, offering an excellent range of schools, shops and local amenities, along with convenient access to the A12 and the mainline station at Kelvedon; the accommodation comprises a welcoming entrance hall, cloakroom, spacious lounge/dining room with double doors opening onto the rear garden, and a well-appointed kitchen/breakfast room; to the first floor the principal bedroom benefits from an en-suite shower room, alongside two further double bedrooms and a family bathroom; externally the property offers off-road parking, a carport and a private enclosed rear garden; offered with no onward chain, early viewing is highly recommended.



#### 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 with storage cupboard under, radiator, door to:

#### LOUNGE/DINING ROOM

17' 2" x 11' 2" (5.23m x 3.4m) Being well lit by window to side aspect and fully glazed double doors to rear, two radiators.

#### KITCHEN/BREAKFAST ROOM

16' 5" x 8' 10" (5m x 2.69m) The kitchen is comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, integrated electric oven and hob with extractor fan, integrated washing machine and dishwasher, space for fridge/freezer, windows to front and side aspect, radiator, space for breakfast table, storage cupboard housing gas fired boiler.



#### CLOAKROOM

White suite comprising of low flush WC, pedestal wash hand basin, radiator.

#### LANDING

Access to loft space, radiator, door to:



#### BEDROOM ONE

10' 4" x 9' 9" (3.15m x 2.97m) Window to rear aspect, radiator, door to:

#### ENSUITE SHOWER/DRESSING ROOM

10' 4" x 7' 2" (3.15m x 2.18m) Window to rear aspect, wash hand basin inset to vanity unit, walk in shower, part tiled walls.

#### BEDROOM TWO

18' x 10' 3" (5.49m x 3.12m) Window to front aspect, radiator.

#### BEDROOM THREE

13' x 10' (3.96m x 3.05m) Window to front aspect, radiator



#### FAMILY BATHROOM

Stylish white suite comprising of low flush WC, pedestal wash hand basin, panel bath with screen and shower over, splash tiling, window to front aspect, radiator.



**OUTSIDE**

To the front of the property there is a garden laid to lawn with shrubs, driveway to the side providing parking leading to carport, access to rear garden.

**REAR GARDEN**

Rear garden with decking area to the rear of the property with covered canopy, garden laid to lawn with flower beds and shrubs, pagoda, being enclosed by panel fencing.

**AGENTS NOTE**

Viewing is advised to appreciate the setting, space and finish from which the property benefits. The property is being offer CHAIN FREE.



TOTAL FLOOR AREA - 1141 sq ft (106.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The location, extent and boundaries shown here are not intended and no guarantee as to their accuracy or efficiency can be given.  
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