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DAVID MARTIN
GROUP

Maldon Road
Tiptree, CO5 0BW

Guide Price £800,000 - £850,000
EPC Rating 'C'

- Five Bedroom Detached Family Home
- Three Reception Rooms
- Generous Driveway and Rear Garden.
- Ev Charger and Garage





Property Description

David Martin Estate Agents are delighted to offer for sale this impressive five-bedroom detached family home, enjoying excellent kerb appeal and situated in the popular village of Tiptree. The property has been thoughtfully renovated and improved by the current owners to an exceptionally high standard, creating a stylish and versatile family home. The ground floor comprises a welcoming entrance hall, spacious lounge featuring a contemporary media wall, central reception room, modern kitchen, separate utility room and dining room with double doors opening onto the rear garden. Also on the ground floor are three generous double bedrooms and a family bathroom, offering excellent flexibility for family living, guests or those requiring spacious ground-floor accommodation. To the first floor are two impressive 19ft bedrooms, with one benefiting from elegant Juliet doors, along with a further bathroom.





Externally, the property benefits from a large driveway providing ample off-road parking for multiple vehicles, with the added benefit of an electric vehicle (EV) charging point. The garage is equipped with power and lighting. To the rear is a good-sized garden with a large patio seating area, providing an ideal space for outdoor dining and entertaining. This impressive home offers a fantastic combination of space, style and versatility in a sought-after village location. An internal viewing is highly recommended to fully appreciate the quality, accommodation and many features this exceptional family home has to offer.



ENTRANCE HALL

Enter the property via a part-glazed entrance door to the front aspect, leading into a welcoming entrance area featuring luxury vinyl flooring and attractive half-wall panelling.

RECEPTION ROOM

11' 11" x 11' 10" (3.63m x 3.61m) Featuring an attractive open fireplace with built-in storage cupboards to either side, radiator, and stairs rising to the first-floor landing, with an opening leading to:

LOUNGE

24' 05" x 11' 10" (7.44m x 3.61m) Dual-aspect windows to both the front and rear, creating a bright and welcoming space. The room features a stunning bespoke media wall with integrated shelving, cupboards and ambient lighting, elegant half-wall panelling, two radiators.



KITCHEN

12' 00" x 8' 10" (3.66m x 2.69m) Fitted with a range of wall and base units, complemented by a one-and-a-half bowl composite sink with pull-out tap and Quartz worktop overlay, four-ring induction hob, two eye-level ovens, space for a dishwasher, tiled floor, radiator, window and door providing access to the garden.

UTILITY ROOM

Fitted worktop with space beneath for a washing machine and tumble dryer. Wall-mounted gas combination boiler, tiled flooring, loft access and radiator.



DINING ROOM

13' 00" x 12' 10" (3.96m x 3.91m) Windows to both sides, double doors opening onto the rear garden, luxury vinyl flooring, and a radiator.

BEDROOM THREE

13' 06" x 11' 11" (4.11m x 3.63m) Windows to both the front and side aspects, feature wall with panelled detailing.



BEDROOM FOUR

11' 11" x 10' 11" (3.63m x 3.33m) Window to front, radiator.

BEDROOM FIVE

10' 05" x 8' 11" (3.18m x 2.72m) Window to rear, radiator.

BATHROOM

Window to rear. Panel-enclosed bath with rainfall shower over and separate shower attachment, wash hand basin inset into vanity unit, low-level W.C., heated towel rail, fully tiled walls and flooring, and recessed spotlights.



LANDING

Velux window to rear, built-in cupboard, and recessed spotlights.

BEDROOM ONE

19' 00" x 16' 08" (5.79m x 5.08m) A generous principal bedroom with a characterful vaulted ceiling, a feature triangular gable window to front, two windows to the rear, recessed lighting, eaves storage, two radiators.

BEDROOM TWO

19' 01" x 16' 02" (5.82m x 4.93m) Vaulted ceiling, two windows to the front, Juliet-style French doors to the rear, two radiators, recessed ceiling spotlights and generous eaves storage.



BATHROOM

Contemporary bathroom, white marble-effect tiles across the walls and floor, bath with glass shower screen and brushed-gold fixtures, including a rainfall showerhead and handheld shower attachment, heated brushed gold towel rail, closed cistern W.C vanity with an inset basin, Velux window to front.





OUTSIDE

A spacious, walled shingle driveway providing ample off-road parking for multiple vehicles, complete with an EV charging point and convenient side access to the rear garden.

GARAGE

Detached garage with an up-and-over door, power and lighting connected, and a window to the side.

REAR GARDEN

A generously sized enclosed rear garden, predominantly laid to lawn and framed by mature trees, established shrubs and hedging, providing a good degree of privacy. A large, paved patio area immediately adjoining the property provides an excellent space for outdoor dining and entertaining, with ample room for seating. The garden also benefits from external lighting, power socket and water tap, making it well suited to outdoor living and entertaining.

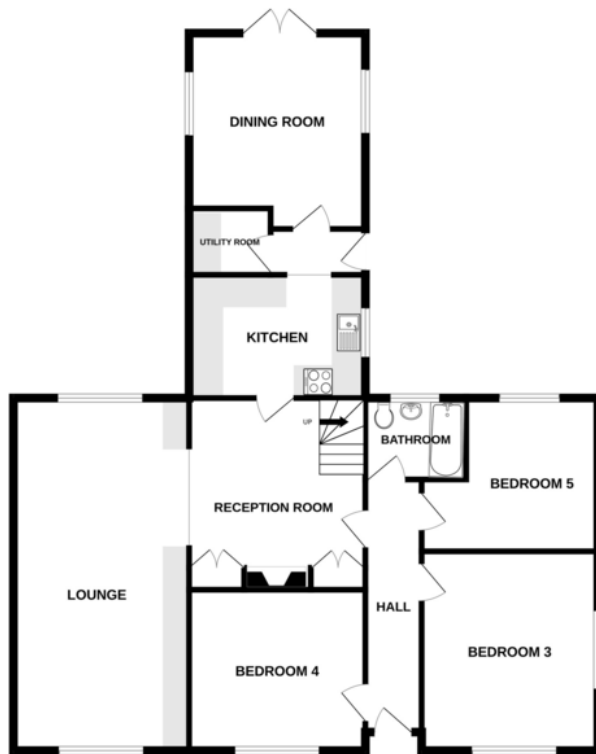
LOCATION

Tiptree is a popular and well-established Essex village, offering an appealing blend of countryside, community and everyday convenience. Families benefit from local shops, schools, cafés and leisure facilities, while the surrounding rural landscape provides plenty of opportunities for walking, cycling and enjoying the outdoors.

The village is well placed for travel, with Colchester approximately 20 minutes away by car and easy access to the A12 for Chelmsford, Ipswich and London. Railway services from nearby Colchester and Witham provide regular connections to London Liverpool Street, while the Essex coast, including Mersea Island and Maldon, is within easy reach for family days out.



GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 1978 sq.ft. (183.8 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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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