



4 Bedroom Link Detached located in Tiptree.

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JOHN ALEXANDER
ESTATE AGENTS

Bokhara Close Tiptree Colchester CO5 0FN



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TAX



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TBC



1,770 sq
ft

Guide Price
**£500,000 to
£550,000**

FULL DESCRIPTION

OVERVIEW

We are pleased to offer this modern and spacious 1,770 sq ft family home. Offering an abundance of reception space with separate living, dining, study and utility space, plus four double bedrooms and three bathrooms, there is lots on offer for your family. Please call now to book your viewing.

LOCATION

Situated just off Maldon road and within walking distance of the village centre you have a variety of shops and local amenities on your doorstep. There are several "good" rated primary schools plus Thurstable School Sports College and Sixth Form Centre. Kelvedon train station (2.5 miles) provides mainline access to London and Colchester bound services.

GROUND FLOOR

KITCHEN

17' 9" x 21' 3" (5.41m x 6.48m)

Bi-fold doors to garden. Open plan to breakfast area. Fitted wall and base units, island and integrated appliances including 5-ring gas hob, double electric oven, fridge freezer and dishwasher.

BREAKFAST/ FAMILY AREA

8' 10" x 8' 7" (2.69m x 2.62m)

Open plan from kitchen area and also providing access to the converted former garage. Bi-Fold doors to garden

DINING ROOM

14' 11" x 12' 11" (4.55m x 3.94m)

Dual aspect windows with shutters, including a bay window to side aspect

LIVING ROOM

19' 5" x 11' 10" (5.92m x 3.61m)

Double doors to garden and feature fireplace with log burner

UTILITY ROOM

9' 3" x 5' 5" (2.82m x 1.65m)

Door to side. Fitted wall and base units, sink and space for appliances

CLOAKROOM

6' 3" x 3' 9" (1.91m x 1.14m)

WC and wash basin

ADDITIONAL SPACE

8' 10" x 7' 2" (2.69m x 2.18m)

Converted from original garage and accessed from breakfast area, this room was once used as a sauna but has multiple potential uses including office space, storage space, play room, etc



FIRST FLOOR

STUDY

7' 3" x 6' 0" (2.21m x 1.83m)

Open from landing with velux window

BEDROOM ONE

12' 11" x 10' 4" (3.94m x 3.15m)

Window to side aspect. Built in wardrobe with mirrored doors and access to en-suite

ENSUITE

9' 6" x 3' 11" (2.9m x 1.19m)

Window to side aspect. Shower, wash basin and WC



BEDROOM TWO

12' 11" x 8' 8" (3.94m x 2.64m)

Window to front aspect and access to en-suite

ENSUITE

9' 6" x 3' 2" (2.9m x 0.97m)

Window to side aspect. Shower, wash basin and WC

BEDROOM THREE

11' 10" x 10' 11" (3.61m x 3.33m)

Window to rear aspect

BEDROOM FOUR

11' 0" x 9' 6" (3.35m x 2.9m)

Window to rear aspect



FAMILY BATHROOM

10' 1" x 6' 1" (3.07m x 1.85m)

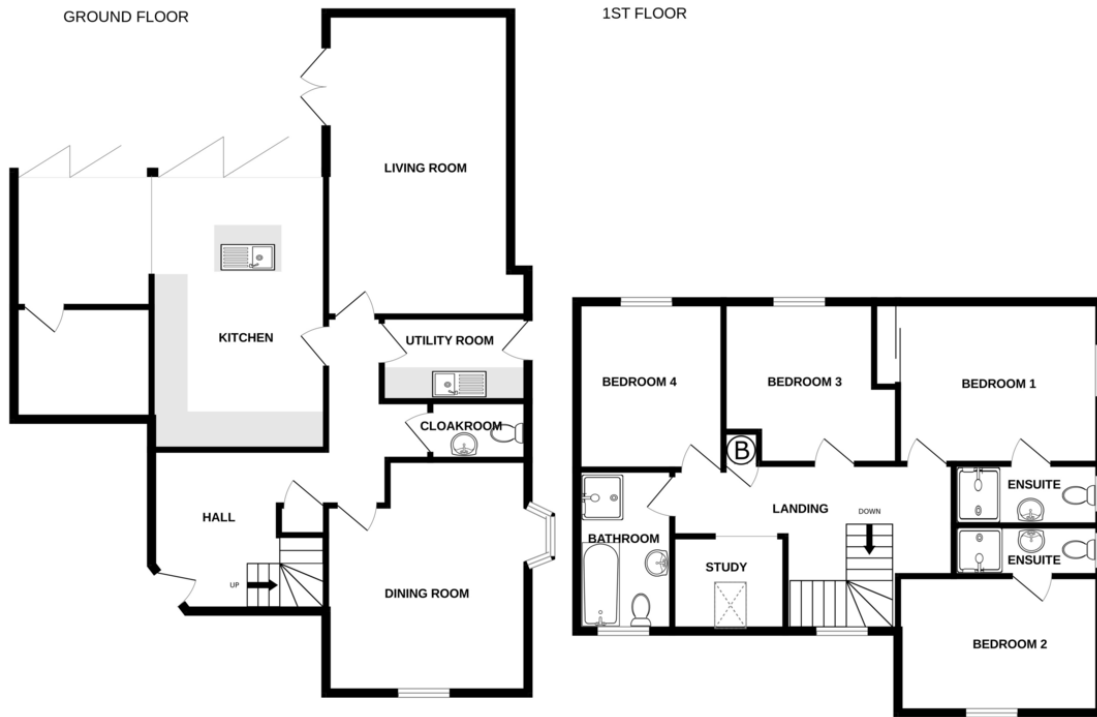
Window to front aspect, four piece bathroom suite including bath and separate shower

OUTSIDE

West facing, fence enclosed rear garden with patio area, artificial grass area and shed to side.



FLOORPLAN



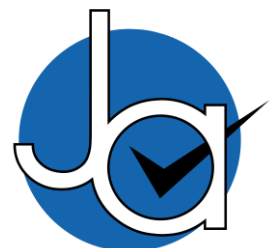
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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