



## 3 Bedroom Detached House located in Tiptree.

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ESTATE AGENTS

# Rosemary Crescent Tiptree Colchester CO5 0XA



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Guide Price  
£450,000 to  
£475,000

## FULL DESCRIPTION

### OVERVIEW

\*\*\* Guide price of £450,000 - £475,000 \*\*\*

We are thrilled to present this charming 3-bedroom detached house nestled in the heart of Tiptree, strategically located within close proximity to an array of essential amenities such as shops, schools, and medical facilities. This inviting property features a thoughtfully designed interior, making it an ideal home for your family.

### HALLWAY

### CLOAKROOM

### KITCHEN/DINER

17' 1" x 10' 6" (5.21m x 3.2m)

### LOUNGE

17' 3" x 10' 11" (5.26m x 3.33m)

### CONSERVATORY

11' 11" x 10' 6" (3.63m x 3.2m)

### LANDING

### BEDROOM ONE

14' 1" x 9' 9" (4.29m x 2.97m)

### ENSUITE

### BEDROOM TWO

10' 4" x 8' 7" (3.15m x 2.62m)

### BEDROOM THREE

10' 11" x 9' 3" (3.33m x 2.82m)

### FAMILY BATHROOM

### OFFICE

8' 7" x 8' 4" (2.62m x 2.54m)

### UTILITY ROOM

### GARAGE

### OUTSIDE

The outdoor space begins with a charming patio, leading to a well-maintained lawn adorned with vibrant flower and shrub borders







**Rosemary Crescent, Tiptree CO5 0XA**



## FLOORPLAN



Total floor area 136.3 sq.m. (1,468 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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