



## 3 Bedroom Semi-Detached House located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Glebe Road Tiptree Colchester CO5 0TD



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Guide Price  
£375,000 to  
£400,000

## FULL DESCRIPTION

### OVERVIEW

We are delighted to offer this extended 3/4 bedroom family home with optional annexe in the heart of Tiptree. A well proportioned 3 bedroom semi detached house with a ground floor extension, incorporating a utility room (that could easily be made into a kitchen), multi function room and ground floor shower room

### GROUND FLOOR

#### PORCH

**6' 5" x 3' 6" (1.96m x 1.07m)**

Door to Front, space for shoe and coat storage, leading to hallway

#### LIVING ROOM

**16' 9" x 13' 6" (5.11m x 4.11m)**

Floating bay window to front aspect, opening to dining area

#### KITCHEN / DINER

**16' 8" x 9' 10" (5.08m x 3m)**

Dining area measures 9'0" x 7'11" with openings to both living room and kitchen area and sliding door to rear garden. Kitchen area measures 7'3" x 9'10", has a window to rear aspect, openings to dining area and utility room. Kitchen has fitted wall and base units, double electric oven and gas hob

### ANNEXE / EXTENSION

#### UTILITY ROOM

**16' 9" x 6' 6" (5.11m x 1.98m)**

Door to front of property and to rear garden. This utility room is currently set up with fridge freezers, washing machine and tumble dryer. This room could easily be used as a kitchen for a separate annexe.

#### ANNEXE RECEPTION/ BEDROOM

**17' 2" x 7' 2" (5.23m x 2.18m)**

Window and door to rear garden plus access points to ground floor shower room and utility. Presently set as a kids playroom but would also work as a study, additional bedroom or as part of a self contained annexe.

#### SHOWER ROOM

**6' 9" x 4' 10" (2.06m x 1.47m)**

Featuring electric under-floor heating, a window to rear garden, modern walk in shower tray with electric shower, wash basin and WC

### FIRST FLOOR

#### BEDROOM ONE

**12' 10" x 10' 0" (3.91m x 3.05m)**

Window to rear garden and built in wardrobe (sliding door has been removed)

#### BEDROOM TWO

**11' 11" x 9' 5" (3.63m x 2.87m)**

Window to front aspect



### **BEDROOM THREE**

**8' 11" x 6' 11" (2.72m x 2.11m)**

Window to front aspect, full height built in wardrobe

### **BATHROOM**

**7' 10" x 6' 2" (2.39m x 1.88m)**

Airing cupboard with boiler and hot water cylinder, window to rear aspect, bath with shower over, wash basin and WC

### **GARDEN**

Good sized, East-facing rear garden, mainly laid to lawn

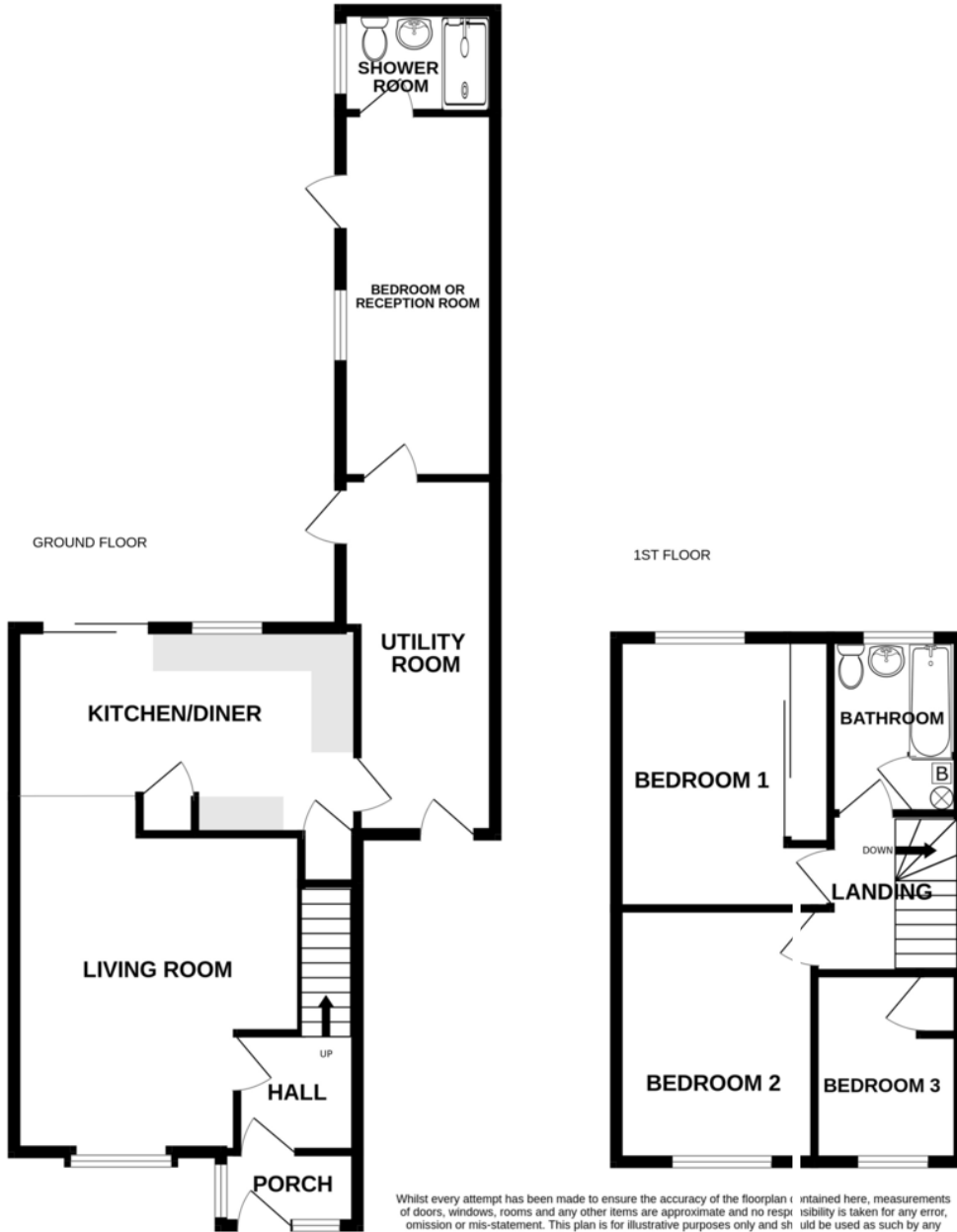


### **LOCATION**

Offering nearby access to primary and secondary schools with favourable ratings, Asda and Tesco supermarkets, doctors and other local amenities, you have all your essentials close by. Tiptree is a sought-after village with plenty of countryside surrounding it. Kelvedon Train station (approx 2.5 miles) offers mainline services to London and Colchester. You have nearby access to the A12 and are only a short drive from Colchester, Maldon, Witham and Chelmsford, making it an ideal place to live for commuters.



# 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 not 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. Made with Metropix ©2024

CONTACT  
1 Church Road  
Tiptree  
Colchester  
Essex  
CO5 0LG

E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)

T 01621 814334 [www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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