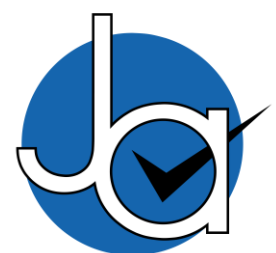


## 3 Bedroom Link Detached House located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Berryfield Close Tiptree Colchester CO5 0FQ



3



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TBC



1,044  
sq ft

Offers In  
Excess Of  
**£400,000**

## FULL DESCRIPTION

### OVERVIEW

We are pleased to offer this 2017 build, three bedroom, link detached house in the heart of Tiptree with no onward chain. Offering a South West facing garden, large carport, en-suite bathroom to master, large kitchen /diner and 18'3 living room.

### GROUND FLOOR

#### LIVING ROOM

**18' 3" x 10' 3" (5.56m x 3.12m)**

Window to front aspect and double doors to conservatory

#### DINING ROOM / CONSERVATORY

**8' 0" x 5' 10" (2.44m x 1.78m)**

Sloped glass roof, double doors to living room, opening to kitchen and double doors to rear garden. Currently set as a dining room

#### KITCHEN/ DINER

**12' 4" x 11' 6" (3.76m x 3.51m)**

Window to rear aspect and opening to conservatory / dining area. Integrated dishwasher, fridge freezer, gas hob and double electric oven plus space for a washing machine

#### CLOAKROOM

**5' 6" x 5' 1" (1.68m x 1.55m)**

Wash basin and WC

### FIRST FLOOR

#### BEDROOM ONE

**12' 11" x 10' 2" (3.94m x 3.1m)**

Window to front and access to en-suite

#### ENSUITE

**10' 1" x 4' 0" (3.07m x 1.22m)**

Shower, wash basin and WC

#### BEDROOM TWO

**18' 0" x 9' 10" (5.49m x 3m)**

Dual aspect windows to front and rear

#### BEDROOM THREE

**10' 4" x 6' 7" (3.15m x 2.01m)**

Window to front aspect

#### BATHROOM

**9' 3" x 8' 7" (2.82m x 2.62m)**

Good sized bathroom with bath, wash basin and WC

#### CARPORT

Two part car port separated by gates. The back section has an access gate to the garden

#### GARDEN

South-West facing garden, mainly laid to lawn with patio and shed, plus gated access to the car port



#### **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.









**Berryfield Close, Tiptree CO5 0FQ**





## FLOORPLAN

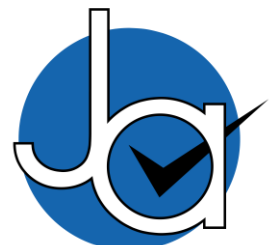


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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