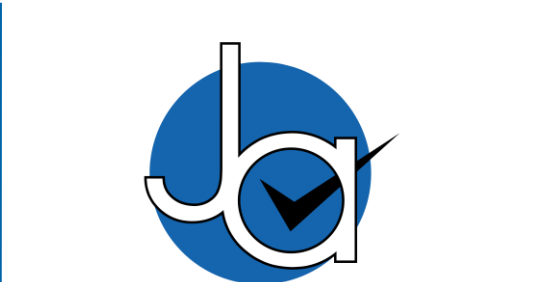




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# 3 Bedroom Detached House located in Tiptree.

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# Maldon Road Tiptree Colchester CO5 0PN



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TBC



1,71  
1 sq  
ft

Guide Price  
£900,000 to  
£950,000

## FULL DESCRIPTION

### OVERVIEW

We are delighted to offer this stunning three bedroom detached house that is truly one of a kind. Lovingly refurbished to a high standard and occupying nearly an acre, this impressive home offers a gated in and out driveway, a beautifully landscaped South East Facing garden and private access to Tiptree Heath.

### GROUND FLOOR

#### RECEPTION HALL

**14' 10" x 11' 9" (4.52m x 3.58m)**

Upon entering this impressive family home you are greeted by a large open reception hall. This space can easily be used as extra reception space as required

#### LIVING ROOM

**14' 9" x 11' 11" (4.5m x 3.63m)**

Double door to rear garden and doors leading off to inner hallway and second reception room. Tall radiator.

#### INNER HALLWAY

**9' 2" x 10' 0" (2.79m x 3.05m)**

Stairs to first floor and doors leading off to living room, utility room, kitchen and bathroom

#### KITCHEN

**19' 6" x 13' 3" (5.94m x 4.04m)**

L-Shaped high specification kitchen with breakfast bar and fitted wall and base units. Integrated 5 ring induction hob with extractor, double mid-height electric ovens, dishwasher, full height fridge and two under counter freezers.

#### GARDEN ROOM

**13' 3" x 13' 1" (4.04m x 3.99m)**

Accessed from kitchen and presently set as dining and seating area. Windows to rear and side aspects, double doors to patio and sky lantern

#### UTILITY ROOM

**15' 4" x 5' 5" (4.67m x 1.65m)**

Window to front aspect, door to rear garden, fitted wall and base units with sink and space for two appliances

#### BATHROOM

**11' 2" x 7' 4" (3.4m x 2.24m)**

Window to front aspect, freestanding bath, large walk in shower, wash basin with vanity unit and WC

#### SNUG

**16' 6" x 7' 1" (5.03m x 2.16m)**

Reception space accessed via living room and presently set as a snug. Providing access to study

#### STUDY

**16' 6" x 7' 8" (5.03m x 2.34m)**

Windows to front aspect and accessed via snug

### FIRST FLOOR

#### BEDROOM ONE

**17' 4" x 12' 11" (5.28m x 3.94m)**

Separated from the landing by a small stair to a lower foyer. Originally set as two rooms, this master suite has been opened into one larger room with separate dressing area with windows over looking the rear garden.



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**ENSUITE**

**9' 11" x 3' 9" (3.02m x 1.14m)**

Window to front aspect, shower, wash basin with vanity unit and WC

**BEDROOM TWO**

**13' 3" x 10' 9" (4.04m x 3.28m)**

Window to rear aspect and built in wardrobes

**BEDROOM THREE**

**14' 0" x 8' 1" (4.27m x 2.46m)**

Window to front aspect. Built in wardrobes plus eaves storage

**CLOAKROOM**

**6' 11" x 4' 2" (2.11m x 1.27m)**

For use for guests in bedrooms two and three

**OUTSIDE**

**FRONTAGE**

In and out driveway with electric pocket style gates and intercom system providing off road parking

**WORKSHOP**



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**15' 7" x 9' 5" (4.75m x 2.87m)**

Powered workshop with lighting and sockets plus storage area to rear

**OUTSIDE TOILET**

**6' 1" x 2' 8" (1.85m x 0.81m)**

**REAR GARDEN**

South East facing landscaped rear garden, mainly laid to lawn with fence enclosed patio area in front of garden room and living room. To the rear of the garden there is a gate offering private access to the picturesque Tiptree Heath Nature Reserve



**SUMMERHOUSE**

**19' 5" x 12' 10" (5.92m x 3.91m)**

Offering power, lighting and air conditioning this versatile space is presently set as part gym and part craft room but has many potential applications. It could be used as an office, play room, reception/ entertaining space, a gym, a creative studio, etc

**BAR**

There is also a purpose built wooden bar midway down the garden



**LOCATION**

The property sits just on the periphery of Tiptree, around 5 minutes from the centre of the village and main shops. Backing on to Tiptree Heath you have stunning nature walks accessible from your garden. Wider amenities are nearby too with Maldon around ten minutes away, Kelvedon train station provides mainline services to London

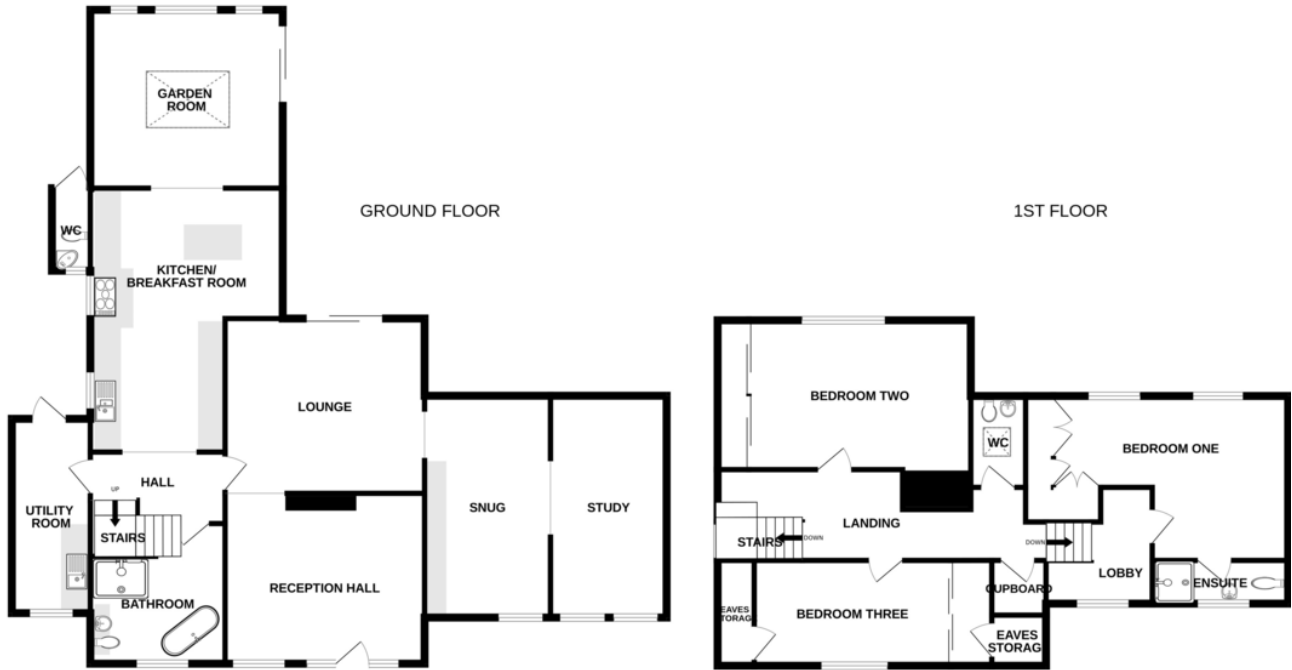




**Maldon Road, Tiptree CO5 0PN**



# 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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