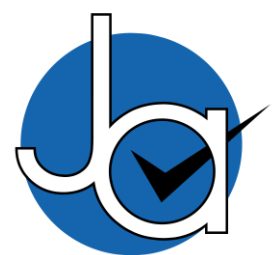




## 3 Bedroom Link Detached located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# 59 Wilkin Drive Tiptree Colchester CO5 0RS



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TBC



Guide Price  
£400,000 to  
£425,000

## FULL DESCRIPTION

### OVERVIEW

We are delighted to offer this extremely well presented three bedroom link detached family home which has been extended through to the double garage providing spacious living to the ground floor. This stunning home benefits from garage and ample parking with the garage currently converted to large a utility room with a rear garden being well designed with large patio area.

### ENTRANCE HALL

Stairs to first floor, radiator, storage cupboard.

### CLOAKROOM

Low level WC, wash basin, radiator.

### LOUNGE

**15' 0" x 10' 7" (4.57m x 3.23m)**

Double glazed windows to front and rear, radiator, storage cupboard.

### SNUG

**8' 7" x 4' 2" (2.62m x 1.27m)**

Double glazed French doors to rear, cupboard housing gas boiler, down lighters to ceiling.

### STUDY

**8' 7" x 4' 2" (2.62m x 1.27m)**

Double glazed window to front, radiator.

### KITCHEN/DINER

**18' 10" x 17' 2" (5.74m x 5.23m)**

(Irregular shape) Stainless steel one and a half bowl sink unit with cupboards under, matching base and eye cupboards, Quartz work top, integrated oven, hob, extractor fan and microwave, built in dishwasher, full length fridge and freezer, centre Island with cupboards either side, radiator, down lighters to ceiling, double glazed window to front, full length window to rear.

### LANDING

Access to loft, double glazed window to rear, radiator.

### BEDROOM ONE

**12' 4" x 9' 7" (3.76m x 2.92m)**

Double glazed window to rear, radiator, fitted wardrobes.

### EN-SUITE

Tiled shower, low level WC, wash basin, chrome heated towel rail, down lighter's to ceiling, obscure double glazed window to front.

### BEDROOM TWO

**8' 10" x 8' 4" (2.69m x 2.54m)**

Double glazed window to rear, radiator.

### BEDROOM THREE

**10' 8" x 6' 5" (3.25m x 1.96m)**

Double glazed window to front, radiator.



### **BATHROOM**

White suite comprising of panelled bath, low level WC, wash basin, chrome heated towel rail, down lighters to ceiling, obscure double glazed window to front.

### **CONVERTED GARAGE/UTILITY ROOM**

**18' 2" x 8' 7" (5.54m x 2.62m)**

Worksurfaces with cupboards under, space for washing machine and tumble dryer, stainless steel sink unit, fitted full height cupboards to one wall, electric roller door to front, double glazed door to rear garden, access to loft area, down lighters to ceiling.



### **OUTSIDE**

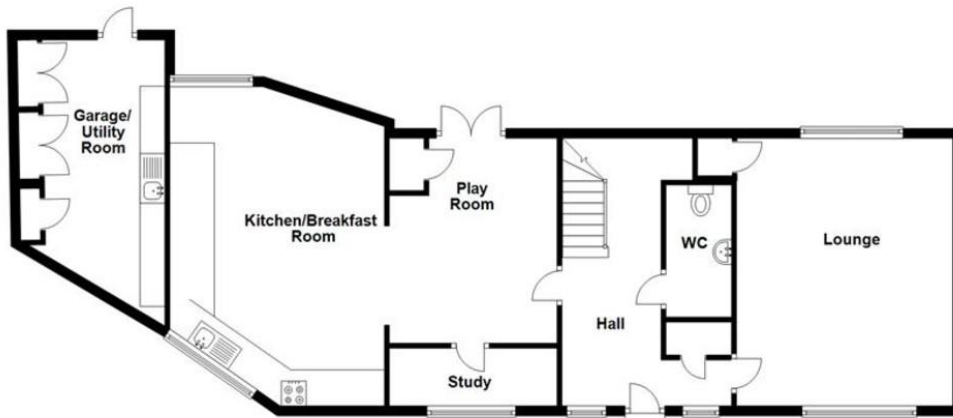
There is off road parking to the front.

Rear garden is laid to lawn with larger patio area, outside lighting and sockets, enclosed by fencing.



## FLOORPLAN

Ground Floor



First Floor



The floor plan is for guidance purposes only and has been produced merely to illustrate the relative position of rooms within a building. It is not to scale. Plan produced using PlanUp.

## DIRECTIONS

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