



**4 bedroom  
Link Detached  
located in  
Tiptree.**

**Guide Price  
£475,000 - £500,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Shelley Avenue Tiptree Colchester CO5 0SF

## FULL DESCRIPTION

### OVERVIEW

\*\*\*£475,000 to £500,000\*\*\*

Welcome to Shelley Avenue, an exquisite residence combining modern luxury with comfortable living in a highly sought-after neighbourhood. This remarkable property offers four generously-sized double bedrooms, perfect for accommodating a growing family or providing ample space for guests.

### STEP INSIDE

As you step inside, you're greeted by a bright and inviting space, expertly designed to create a warm first impression. The hallway features sleek, light wood flooring that extends throughout, enhancing the airy and modern atmosphere.

To the left the study offers a versatile and inviting space, ideal for creating a personalized home office or reading room. To the right the snug is a beautifully designed space ideal for relaxation and entertainment, the wood flooring adds a clean and contemporary touch, while the layout offers versatility for different furniture arrangements.

The cloakroom located down the hallway is both practical and stylish. The sleek design includes a modern sink and toilet, with fixtures that complement the home's contemporary aesthetic.

The heart of home is the kitchen/diner and family room, a blended sophistication with practicality, creating a perfect setting for modern living. The kitchen boasts sleek cabinetry and gleaming countertops, centred around a stylish island that offers both workspace and casual seating.

Flowing seamlessly from the kitchen is the dining area, where natural light floods through bi-fold doors, which opens to the beautiful landscaped garden. The adjacent family room continues the theme of elegance with a cosy ambiance, featuring a charming fireplace and tasteful décor that invites relaxation.

Upstairs the property offers four double bedrooms each room is thoughtfully designed to maximize space and functionality, ensuring comfort and adaptability for all family members. The master bedroom offers modern and stylish en-suite facilities and built-in wardrobes.

The family bathroom is a harmonious blend of modern style and functionality. The layout maximizes space, ensuring convenience and ease for family use. This bathroom is a serene and functional retreat for daily routines.



4



2



2



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## DIMENSIONS

HALLWAY

FAMILY ROOM 15'9" X 12'7"

KITCHEN 16'4" X 12'6"

CLOAKROOM

STUDY 7'4" X 9'4"

SNUG 10'0" X 12'2"

LANDING

MASTER BEDROOM 12'5" X 12'8"

ENSUITE

BEDROOM TWO 11'4" X 9'4"

BEDROOM THREE 11'9" X 9'3"

BEDROOM FOUR 9'3" X 10'0"

FAMILY BATHROOM

## STEP OUTSIDE

The garden is a delightful blend of relaxation and entertainment. At its heart is a spacious astro-turfed lawn and an inviting tiki-style bar area.

A large decked area provides ample space for outdoor dining and lounging, seamlessly extending the living space from indoors to outdoors.







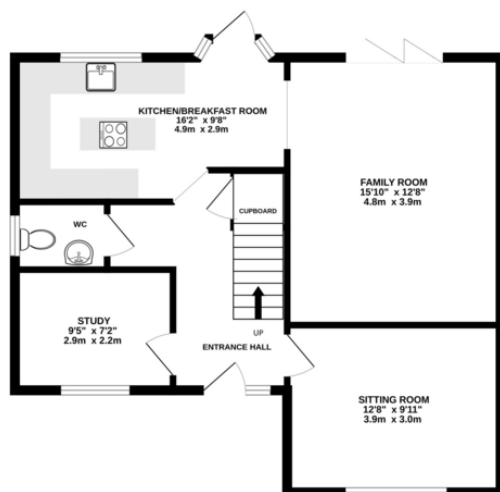
Shelley Avenue, Tiptree, Colchester, CO5 0SF



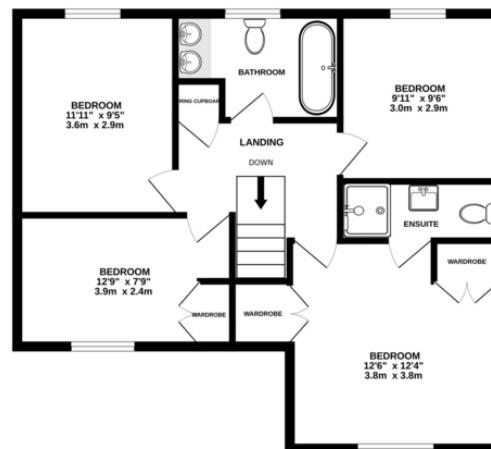


## FLOORPLAN

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 sq.m.) approx.

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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## DIRECTIONS

### CONTACT

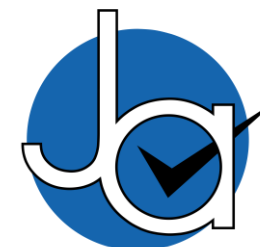
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