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GROUP

Chapel Road
Tiptree, Colchester, CO5 0HP

OIRO £425,000
EPC Rating 'D'

- FULLY REFURBISHED
- OFF ROAD PARKING
- NEW BOILER & REWIRE
- LARGE GARDEN





Property Description

This beautifully refurbished and reconfigured two-bedroom bungalow has been thoughtfully updated by the current owners to create a stylish and modern home with a light-filled, open-plan layout.

The accommodation features a spacious lounge that flows into a dedicated dining area, ideal for everyday living and entertaining. The newly fitted kitchen is both contemporary and practical, with sleek units and integrated appliances. It opens into a bright garden room, offering additional living space with lovely views over the rear garden.

There are two well-proportioned bedrooms, including a master with its own en-suite shower room. A modern family bathroom serves the second bedroom. Finished throughout to a high standard, this turnkey property offers comfortable, low-maintenance living in a well-configured layout.

Externally, the property enjoys a substantial rear garden measuring approximately 170 feet in length. Directly accessed from the garden room is a spacious patio and terrace area-perfect for outdoor dining and





entertaining-complete with a pergola and seating area.
The garden is attractively sectioned, with open lawn space and a variety of fruit trees, offering a peaceful and versatile outdoor setting.

DINING ROOM

11' 08" x 10' 08" (3.56m x 3.25m) Step into the open dining space, the central hub of the home, with all other rooms radiating off it. you will also find a double storage cupboard, currently housing the washing machine and dishwasher which will remain, along with the newly installed boiler.



LOUNGE

14' 09" x 14' 09" (4.5m x 4.5m) Box bay window to front, open fire, radiator, newly laid carpet, door to;

BEDROOM ONE

12' 07" x 10' 10" (3.84m x 3.3m) Window to front aspect, newly laid carpet, door leading to;

ENSUITE

Spacious en-suite, large shower cubical, WC and wash hand basin, tiled walls which were imported from Italy. obscure window and extractor fan.



BEDROOM TWO

8' 11" x 8' 7" (2.72m x 2.62m) Double doors leading out onto the garden room.

BATHROOM

Comprising of a free standing bath with shower overhead, WC, wash hand basin, tiled floor, heated towel rail. obscure window to side aspect.

KITCHEN

12' 07" x 8' 11" (3.84m x 2.72m) A newly installed, modern and sleek kitchen featuring contemporary low-level units and a nanosteel sink inset into stylish worktops. Included are a freestanding dishwasher and fridge/freezer, both of which will remain. A convenient breakfast bar offers additional seating and functionality. The kitchen seamlessly opens into the garden room-an ideal space for entertaining and everyday living

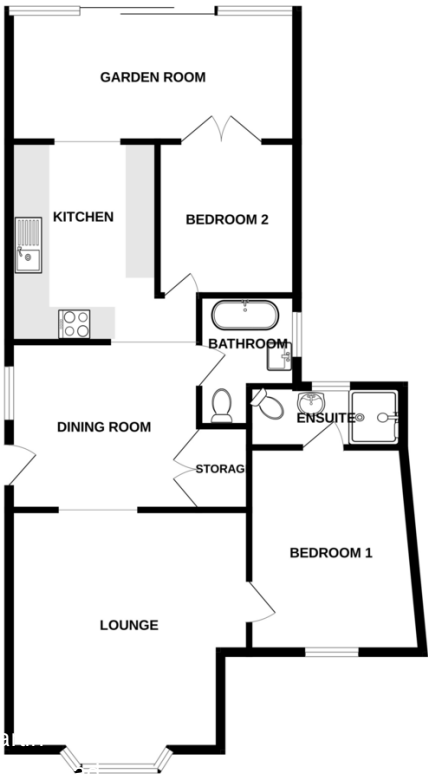
GARDEN ROOM

14' 08" x 8' 04" (4.47m x 2.54m) A spacious garden room with a tiled floor and a newly installed radiator, offering year-round comfort. Sliding doors provide seamless access to the rear garden, making it a perfect space for relaxing or entertaining





GROUND FLOOR



OUTSDIE

REAR GARDEN

Enclosed rear garden measuring approx.170ft. with patio area to the rear of the property with an addition of a covered pergola with a view of the garden. The rest of the garden is mainly laid to lawn as well as a number of flower beds with an array of established plants, trees, and shrubs, a gate providing side access.

FRONT

At the front of the property you will find a driveway providing ample parking for up to three vehicles.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given to their operability or efficiency can be given.
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