



## 3 Bedroom Semi-Detached House located in Tiptree.

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**JOHN ALEXANDER**  
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# Walnut Tree Way Tiptree Colchester CO5 0NL



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Guide Price  
**£275,000 to  
£300,000**

## FULL DESCRIPTION

### THE HOME

We are delighted to offer this spacious Three bedroom semi detached house located in Tiptree.

The lounge features an electric fireplace, TV point, and radiator. The kitchen/diner is both spacious and practical, boasting coordinating base and eye-level units, a built-in sink with drainer, and ample space beneath the counters for appliances. Furthermore, sliding doors lead to a practical lean-to with access to the rear garden.

Upstairs, the landing offers an airing cupboard, and access to the three bedrooms. The main bedroom is spacious, while the second bedroom features built-in wardrobes and the third bedroom is equipped with a built-in cupboard. The bathroom includes a panel bath, low-level WC, hand wash basin, radiator, and an obscured window for privacy.

### ENTRANCE HALL

Radiator, stairs to first floor.

### CLOAKROOM

Low-level WC, hand wash basin, boiler, and a side double-glazed window.

### LOUNGE

**11' 5" x 14' 6" (3.48m x 4.42m)**

Electric fireplace double glazed window to front, TV point, radiator.

### KITCHEN/DINER

**17' 8" x 8' 9" (5.38m x 2.67m)**

Double-glazed window to the side and to the rear, coordinating base and eye-level units, built-in sink with drainer, under-counter space for appliances, spacious pantry, and a glazed sliding door leading to the lean-to.

### LEAN TO

**10' 3" x 5' 9" (3.12m x 1.75m)**

Power for tumble dryer and door to rear garden.

### LANDING

Side double-glazed window, loft access hatch, airing cupboard, and doors leading to;

### BEDROOM ONE

**14' 2" x 9' 10" (4.32m x 3m)**

### BEDROOM TWO

built in wardrobes, double glazed window to rear, radiator.

### BEDROOM THREE

**7' 6" x 8' 1" (2.29m x 2.46m)**

built in cupboard, double glazed window to front, radiator.

### BATHROOM

Panel bath, low level w/c, hand wash basin, radiator, obscured double glazed window to rear.



### **OUTSIDE**

Outside, the front garden is mainly laid to lawn, adorned with shrub borders. The rear garden is similarly laid to lawn and enriched with a variety of plants, bushes, and shrubs. There are two sheds for additional storage and side access. The property also benefits from an allocated parking space.

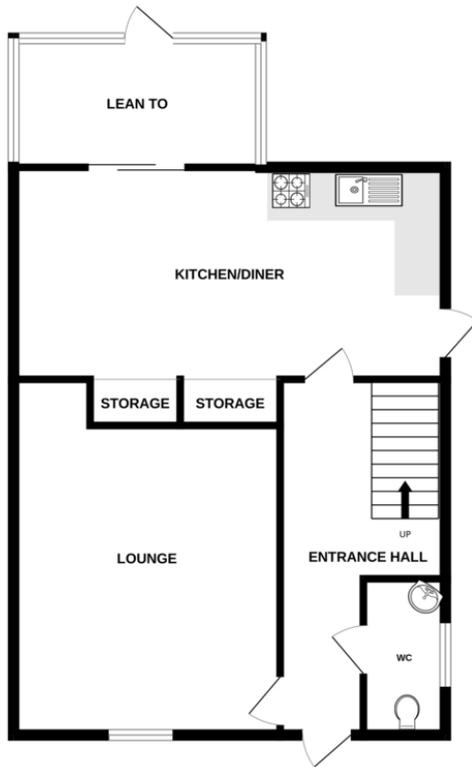
### **LOCATION**

Walnut Tree Way is situated in Tiptree, a picturesque village in Essex. Known for its community feel and the famous Tiptree Jam Factory, the area offers local amenities like shops, cafes, and schools. Residents enjoy easy access to green spaces and convenient transport links to Colchester and Chelmsford, blending village charm with urban accessibility.

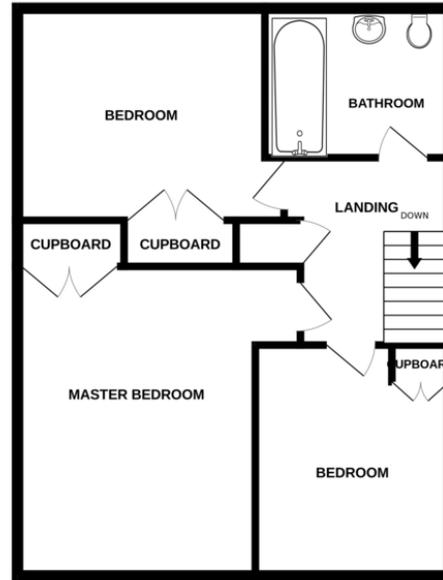


# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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

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