



**3 bedroom  
Detached  
Bungalow  
located in  
Tiptree.**

**Offers In Excess Of  
£500,000**

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS



3



2



2



EPC



TBC

## FULL DESCRIPTION

### OVERVIEW

### PROPERTY DETAILS

#### \*\*ENTRANCE HALL\*\*

Accessed via a part-glazed front door, the entrance hall features a radiator and a convenient storage cupboard.

#### \*\*LOUNGE\*\* – 16' x 12' (4.88m x 3.66m)

A bright and spacious room with a window to the side and sliding patio doors leading into the conservatory. Includes a radiator.

#### \*\*DINING ROOM\*\* – 12' x 11' (3.66m x 3.35m)

Featuring a skylight window to the side, a radiator, and a door providing access to the garage.

#### \*\*KITCHEN\*\* – 12' x 7'10" (3.66m x 2.39m)

Range of units including a single drainer sink inset into work surfaces with cupboards and drawers beneath, matching eye-level wall units, gas hob with extractor, and electric double oven. Finished with splashback tiling, tiled flooring, and a window to the front. Archway leads through to the breakfast room.

#### \*\*BREAKFAST ROOM\*\* – 10'5" x 8'10" (3.18m x 2.69m)

With a side-aspect window, tiled flooring, and a utility cupboard with plumbing for a washing machine. Provides access to:

#### \*\*CONSERVATORY\*\* – 14' x 10' (4.27m x 3.05m)

Light-filled with windows to the rear and side and fully glazed double doors opening onto the rear garden.

#### \*\*INNER HALL\*\*

Half-glazed side door, tiled flooring, and access to:

#### \*\*SHOWER ROOM\*\*

White suite comprising low-flush WC, wall-mounted wash hand basin, and shower cubicle, finished with splash tiling and tiled floor.

#### \*\*BEDROOM ONE\*\* – 14' x 11'8" (4.27m x 3.56m)

Two rear-aspect windows, radiator, and fitted wardrobes.

#### \*\*BEDROOM TWO\*\* – 12' x 11' (3.66m x 3.35m)

Front-aspect window and radiator.

#### \*\*BEDROOM THREE\*\* – 10'10" x 8'10" (3.3m x 2.69m)

Side-aspect skylight, radiator, fitted storage and desk, with door to garage.

#### \*\*SHOWER ROOM\*\*

Second shower room accessed from the entrance hall, featuring a stylish white suite with low-flush WC, wall-mounted wash hand basin, and seated shower. Finished with splash tiling and tiled floor.

#### \*\*OUTSIDE\*\*

To the front, a block-paved driveway provides off-road parking, alongside the garage. Side access leads to the rear garden.

#### \*\*REAR GARDEN\*\*

A generous, well-enclosed rear garden featuring a patio area directly behind the property, a lawn, established shrubs, wooden storage sheds, and a greenhouse, which the vendors confirm will remain.







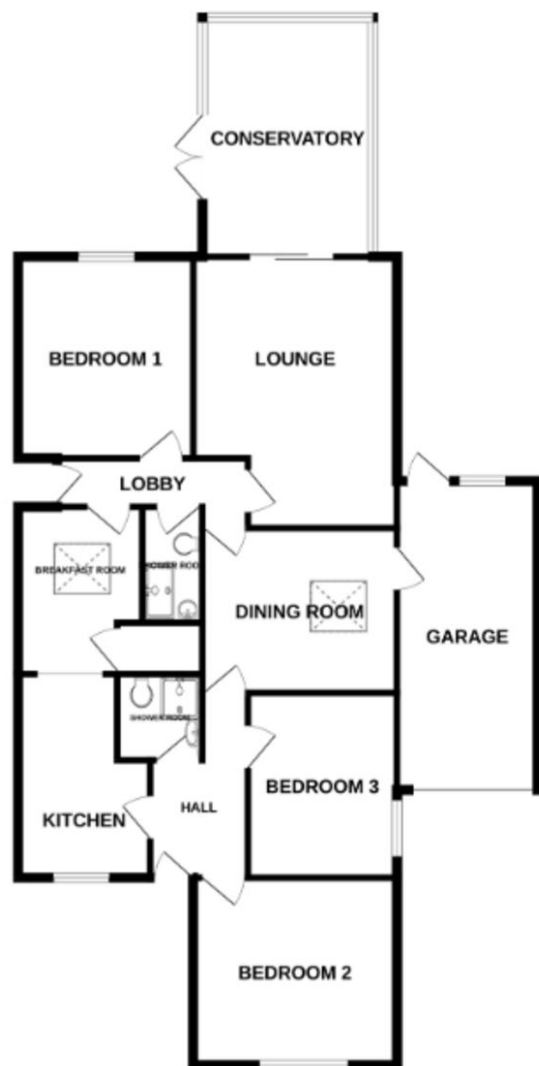


Green Lane, Tiptree, Colchester, CO5 0DA





## FLOORPLAN



## DIRECTIONS

### CONTACT

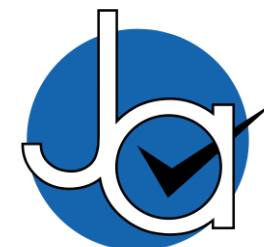
**1 Church Road  
Tiptree  
Colchester  
Essex  
CO5 0LG**

**E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)**

**T 01621 814334**

**[www.john-alexander.co.uk](http://www.john-alexander.co.uk)**

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS