



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

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Carolina Way Tiptree Colchester CO5 0DW



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Guide Price  
**£350,000 to  
£375,000**

We are delighted to offer this three bedroom semi-detached house benefiting from a part garage conversion, ample parking and enclosed rear garden.

## FULL DESCRIPTION

### OVERVIEW

We are delighted to offer this three bedroom semi-detached house benefiting from a part garage conversion, ample parking and enclosed rear garden.

### ENTRANCE HALL

Stairs to first floor, radiator, understairs storage cupboard.

### LOUNGE/DINER

**19' 7" x 15' 8" (5.97m x 4.78m)**

Double glazed French doors to rear, bay window to rear, two radiators, down lighters to ceiling.

### KITCHEN

**12' 7" x 7' 9" (3.84m x 2.36m)**

Stainless steel single bowl and drainer sink unit with cupboards under, matching base and eye level cupboards, roll top worksurfaces, space for dishwasher, washing machine and fridge, integrated double oven, hob and extractor fan, Built in freezer, breakfast bar, radiator, double glazed windows to front and side.

### UTILITY/STORE ROOM

**9' 5" x 7' 9" (2.87m x 2.36m)**

Radiator, fitted cupboards, double glazed window.

### LANDING

Access to loft.

### BEDROOM ONE

**14' 9" x 9' 5" (4.5m x 2.87m)**

Double glazed window to front, radiator, fitted wardrobes to one wall.

### BEDROOM TWO

**12' 4" x 7' 9" (3.76m x 2.36m)**

Double glazed window to rear, radiator.

### BEDROOM THREE

**9' 4" x 8' 5" (2.84m x 2.57m)**

Double glazed window to rear, radiator.

### BATHROOM

White suite comprising of panelled bath, pedestal wash basin, low level WC, separate tiled shower cubicle, obscure double glazed window to side, chrome heated towel rail.

### OUTSIDE

Side access to rear garden which is laid to lawn, patio area, shed to remain.

The front aspect is block paved providing off road parking for several cars.

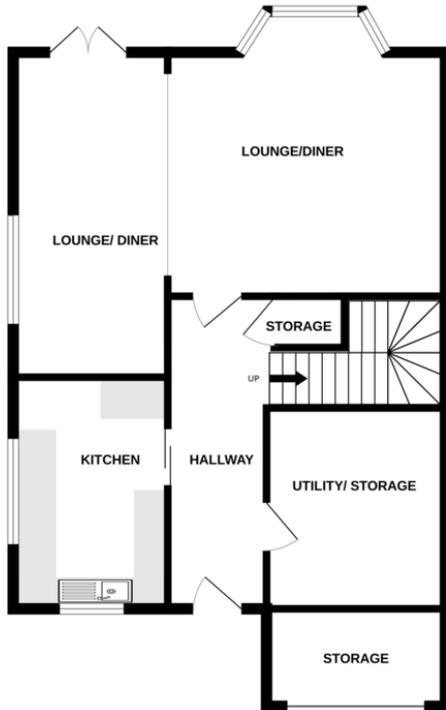
### GARDEN ROOM

Power and light connected connected, currently being used as gym.

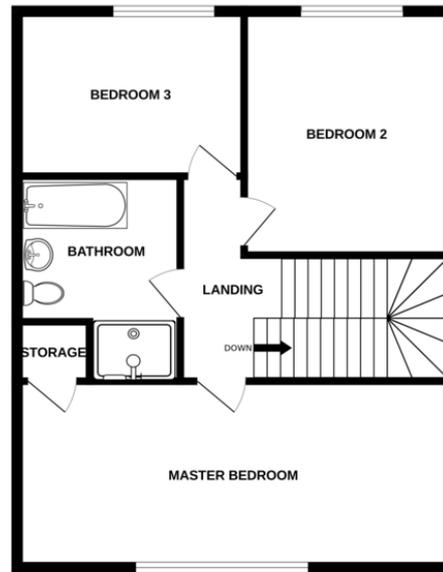


# FLOORPLAN

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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