



## 2 bedroom Semi-Detached House located in Tiptree.

Offers In Excess Of  
£325,000

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# Berryfield Close Tiptree Colchester CO5 0FQ



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## FULL DESCRIPTION

### OVERVIEW

This beautifully appointed two-bedroom semi-detached home is quietly positioned within a peaceful cul-de-sac in this ever-popular village. Thoughtfully maintained throughout, the property enjoys an unoverlooked rear garden and the added benefit of a carport providing off-road parking.

### STEP INSIDE

On entering the home, the hallway provides access to the ground floor rooms and stairs rising to the first floor. A neatly presented cloakroom sits to one side, fitted with a low level WC, wash basin and chrome heated towel rail.

The contemporary kitchen measures 11' 0" x 8' 4" (3.35m x 2.54m) and features sleek gloss cabinetry, a stainless steel one and a half bowl sink with storage beneath, matching base and eye level units, and a full range of integrated appliances including a dishwasher, washing machine, fridge freezer, built in oven, hob and extractor fan, along with the wall mounted gas boiler.

The spacious lounge/diner, measuring 18' 8" x 10' 3" (5.69m x 3.12m), offers an inviting area for relaxation and entertaining, with double glazed French doors opening into the conservatory. This elegant conservatory, 9' 8" x 9' 8" (2.95m x 2.95m), is finished with charming Victorian style flooring and enjoys views over the rear garden, with its own set of French doors leading out to the patio.

Upstairs, the landing opens into a versatile office or study area, complete with an airing cupboard and access to the loft. The master bedroom is a generous 12' 2" x 11' 5" (3.71m x 3.48m), while the second bedroom also offers excellent proportions at 12' 0" x 10' 8" (3.66m x 3.25m).

The bathroom is fitted with a modern white suite comprising a panelled bath with shower above and glass guard, wash basin, low level WC and chrome heated towel rail.

### STEP OUTSIDE

The rear garden is laid mainly to lawn with a patio area ideal for outdoor dining, and a shed which is to remain, all enclosed by panelled fencing for privacy. The property further benefits from a carport providing off road parking, with additional visitor parking bays available within the close. This is a superbly presented home offering comfort, style and practicality in equal measure.



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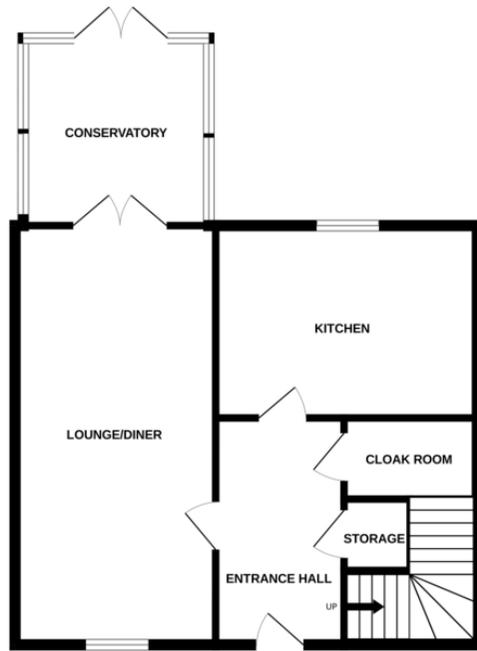
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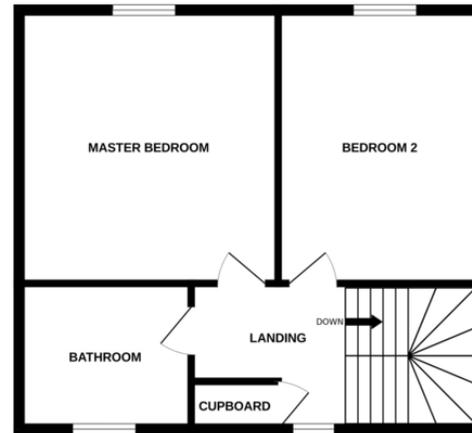
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# FLOORPLAN

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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