



## 3 bedroom Link Detached located in Tiptree.

Guide Price  
£375,000 to  
£400,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Wadley Close Tiptree Colchester CO5 0SL



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## FULL DESCRIPTION

### OVERVIEW

We are delighted to offer this three bedroom family home benefiting from a good size rear garden, garage, car port and driveway. This property is well maintained throughout and viewing is highly recommended.

### ENTRANCE HALL

Stairs to first floor, radiator.

### CLOAKROOM

Low level WC, wash basin, radiator, double glazed obscure window to front.

### LOUNGE

**14' 4" x 14' 3" (4.37m x 4.34m)**

Double glazed windows and door to conservatory, radiator, understairs storage cupboard, living flame coal effect gas fire.

### ORANGERY

**15' 4" x 12' 5" (4.67m x 3.78m)**

Double glazed windows surround, radiator, underfloor heating, French doors to garden.

### KITCHEN/DINER

**17' 5" x 10' 4" (5.31m x 3.15m)**

Stainless steel one and a half bowl single drainer sink unit with cupboards under, matching base and eye level cupboards, work surfaces, integrated oven, hob and extractor fan, dishwasher, washing machine, wall mounted gas boiler, built in fridge freezer, radiator, double glazed window and door to rear garden.

### LANDING

Access to loft space, double glazed window to front.

### BEDROOM ONE

**17' 6" x 10' 5" (5.33m x 3.18m)**

Double glazed windows to front and rear, two radiators.

### DRESSING ROOM

**7' 10" x 6' 3" (2.39m x 1.91m)**

Radiator, fitted wardrobes, double glazed window to front.

### EN-SUITE SHOWER ROOM

Tiled shower, low level WC, wash basin, chrome heated towel rail, obscure double glazed window to rear.

### BEDROOM TWO

**10' 3" x 8' 4" (3.12m x 2.54m)**

Double glazed window to rear, radiator, built in double wardrobe.

### BEDROOM THREE

**8' 8" x 7' 0" (2.64m x 2.13m)**

Double glazed window to front, radiator.

### BATHROOM

White suite comprising of panelled bath with mixer taps, low level WC, wash basin, radiator, airing cupboard, obscure double glazed window to rear.



### **OUTSIDE**

Side access to the rear garden which is laid to lawn with various shrubs, two patio area's, the garden is of a decent size being private and un-overlooked to rear.

### **DETACHED GARAGE**

Up and over door. Power and light connected.

### **CARPORT AND DRIVEWAY**

Driveway providing off road parking for several cars leading through carport and then onto the garage.

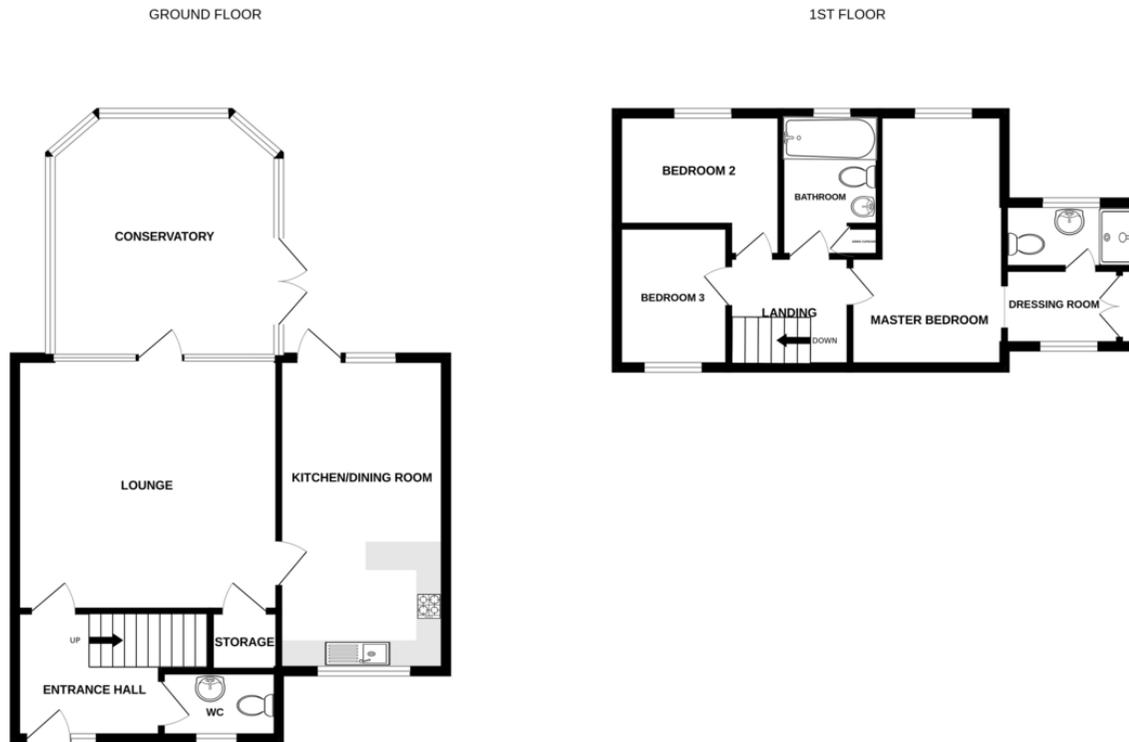




12 Wadley Close, Tiptree, Colchester, CO5 0SL



## FLOORPLAN



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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