



JOHN ALEXANDER  
ESTATE AGENTS



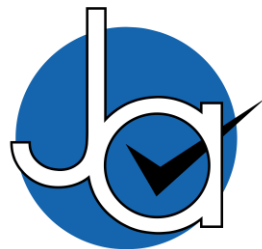
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# 3 Bedroom Semi-Detached House located in Tiptree.

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Wilkin Drive  
Tiptree  
Colchester  
Essex  
CO5 0RS



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Asking Price Of  
**£347,500**

#### FULL DESCRIPTION

John Alexander are pleased to present this three-bedroom semi detached family home positioned within close proximity of highly rated schools and preschools and just a short walk to the village centre where you will find an abundance of amenities, local shops and a choice of supermarkets.

The property benefits from having detached garage and a car port with parking for up to three cars.

#### ENTRANCE HALL

#### KITCHEN/BREAKFAST ROOM

15' 1" x 8' 7" (4.6m x 2.62m)

#### LIVING ROOM

16' 2" x 9' 3" (4.93m x 2.82m)

#### CONSERVATORY

16' 2" x 9' 3" (4.93m x 2.82m)

#### CLOAKROOM

5' 4" x 2' 6" (1.63m x 0.76m)

#### BEDROOM ONE

10' 8" x 9' 5" (3.25m x 2.87m)

#### EN SUITE

7' 9" x 2' 4" (2.36m x 0.71m)

#### BEDROOM TWO

8' 9" x 8' (2.67m x 2.44m)

#### BEDROOM THREE

10' 7" x 7' (3.23m x 2.13m)

#### OUTSIDE

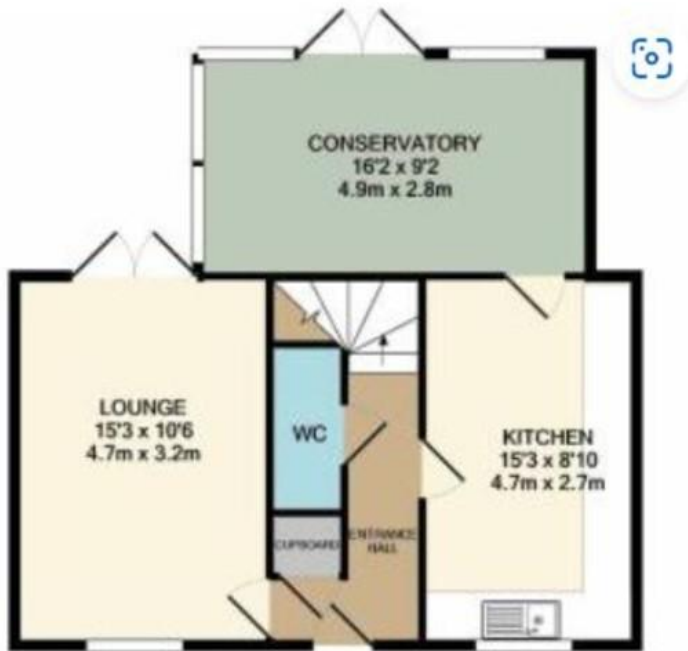
There is a block paved driveway to the front of the property and a securely gated car port which leads to the detached garage, which has power and lighting connected.

The rear garden is predominantly laid to lawn with a patio area and enclosed by panelled fencing.

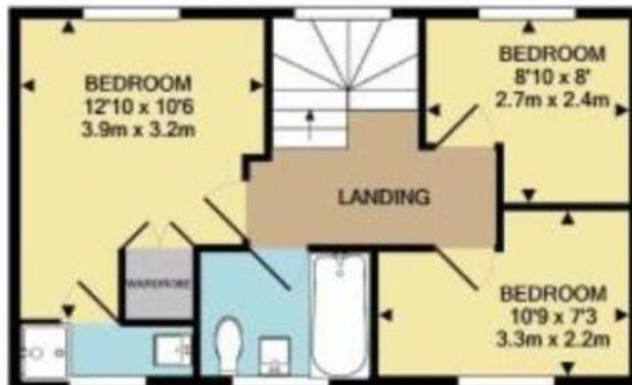




FLOORPLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 541 SQ.FT.  
(50.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 931 SQ.FT. (86.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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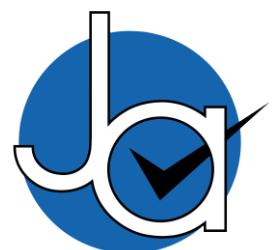
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