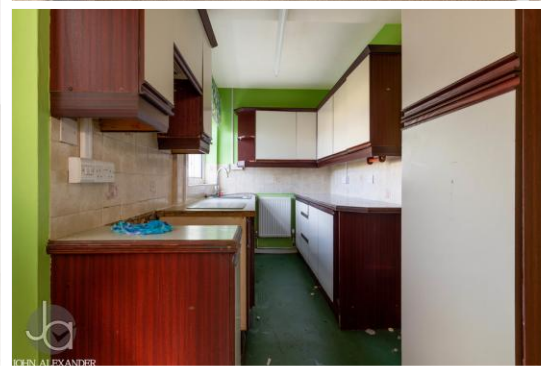




JOHN ALEXANDER  
ESTATE AGENTS



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# 4 Bedroom Detached House located in Tiptree.

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**JOHN ALEXANDER**  
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**Elwin Road  
Tiptree  
Colchester  
CO5 0HL**



4



2



1

**Guide Price  
£385,000 to £400,000**

## **FULL DESCRIPTION**

### **OVERVIEW**

John Alexander delighted to offer this spacious FOUR bedroom detached family home, located in a very popular cul-de-sac. The property currently comprise of a lounge, dining room, kitchen, ground floor wet room, and a lean to. On the first floor you will find four bedrooms and a family bathroom. The property benefits from a spacious garden and their is parking available.

In addition the property currently has planning permission which was granted on 13th November by Colchester City Council for a Two story rear extension. To view the current approved plans please visit the Colchester City Council planning portal using ref 231984.

### **HALLWAY**

#### **LOUNGE**

**18' 5" x 11' 7" (5.61m x 3.53m)**

#### **DINING ROOM**

**12' x 10' 2" (3.66m x 3.1m)**

#### **KITCHEN**

**13' 9" x 5' 9" (4.19m x 1.75m)**

#### **WET ROOM**

#### **LEAN TO**

**10' 5" x 7' 2" (3.18m x 2.18m)**

#### **W.C**

#### **LANDING**

#### **BEDROOM ONE**

**13' 4" x 11' 2" (4.06m x 3.4m)**

#### **BEDROOM TWO**

**9' 8" x 7' 8" (2.95m x 2.34m)**

#### **BEDROOM THREE**

**10' 8" x 6' 9" (3.25m x 2.06m)**

#### **BERROOM FOUR**

**8' 2" x 5' 9" (2.49m x 1.75m)**

#### **FAMILY BATHROOM**

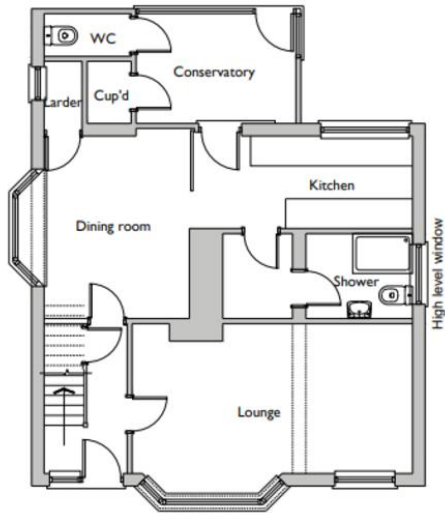
**7' 2" x 6' 9" (2.18m x 2.06m)**

#### **GARDEN**

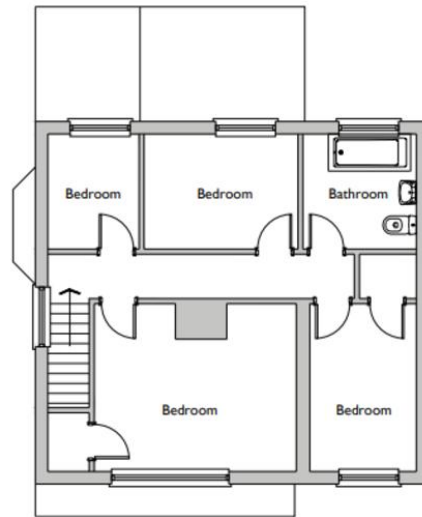
Mainly laid to lawn, with shrubs and flowers.



## FLOORPLAN



EXISTING GROUND FLOOR PLAN



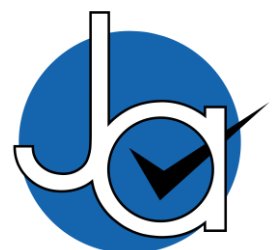
EXISTING FIRST FLOOR PLAN

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