



Jackson & Co



Florence Park, Grange Road

Tiptree, Colchester, CO5 0UH

Asking Price Of £289,000

A new development of contemporary-styled 2, 3, 4 and 5 bedroom homes surrounded by the Essex countryside within the village of Tiptree.

HELP TO BUY



- 7 Bedrooms Homes
 - The Arkwright Plot 61, 62, 63, 64, 65, 66
 - The Governor Plot 68, 69, 70, 71, 72, 73, 74
- 3 Bedrooms Homes
 - The Lioness Plot 53, 54
 - The Donatello Plot 51
 - The Valerio Plot 52
 - The Leonardo Plot 55
- 4 Bedrooms Homes
 - The Raphael Plot 58
- 5 Bedrooms Homes
 - The Michelangelo Plot 60
- 2 + Garage G/H - 10/11/12



Property Features

- TWO BEDROOMS
- BATHROOM
- EN-SUITE TO MASTER
- LOUNGE
- KITCHEN/DINER
- GROUND FLOOR CLOAKROOM
- TWO PARKING SPACES
- ENCLOSED REAR GARDEN
- APPROX 3 MILES TO KELVEDON STATION

Full Description

OVERVIEW

A new development of contemporary-styled 2, 3, 4 and 5 bedroom homes surrounded by the Essex countryside within the village of Tiptree.

Florence Park offers an opportunity to be part of an exciting village community with a host of local amenities and great transport links being situated between Chelmsford and Colchester.

VIEWING ARRANGEMENTS BY APPOINTMENT ONLY

LOCAL AREA

The beautiful village of Tiptree is nestled in the Essex countryside surrounded by the vibrant centres of Colchester, Braintree, Chelmsford and the historic spots of Kelvedon, Coggeshall and

Maldon, making it ideal for commuters.

Local shops sit side by side with the famous Wilkin & Son's Tiptree Jam museum and tearooms, cafes and the award winning Perrywoods Garden Centre. The area is well-served by local supermarkets including a Tesco, Asda, and Iceland in the village.

A more extensive selection of retail facilities can be found in the nearby Tollgate or Freeport retail outlets. Leisure is also well catered for in Tiptree with Atlantis Gym and Spa and a golf driving range.

The coastline, eight miles away, is the perfect place to explore beautiful Essex beaches including Blackwater Estuary and Mersea Island. Another nearby day out includes Colchester Zoo, which is listed as one of the top attractions in the UK.

EDUCATION

There are excellent primary and secondary schools around Tiptree. The village has 'Good' Ofsted rated schools in Baynards Primary School, Milldene Primary School, St Luke's Church of England Primary School, Tiptree Heath Primary School and Thurstable School and Sixth Form.

Both Chelmsford and Colchester have outstanding grammar schools including King Edward VI Grammar School, Chelmsford County High School for Girls, Colchester Royal Grammar School and Colchester County High School for Girls.

First Floor

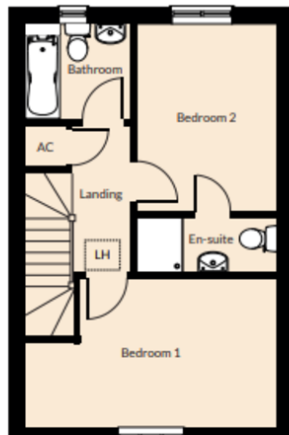
Bedroom 1
5.11m x 3.05m
16'9" x 10'0"

Bedroom 2
2.87m x 3.81m
9'5" x 12'6"

En-suite
2.87m x 1.14m
9'5" x 3'9"

Bathroom
2.15m x 1.96m
7'1" x 6'5"

Landing
1.04m x 2.99m
3'5" x 9'10"



TRANSPORT

There are bus stops in Tiptree that run services to Colchester, Maldon, Witham and Tollesbury. Kelvedon station is 3.1 miles away and offers regular connections to central London, with a journey time of approximately 50 minutes to London Liverpool Street. And for those times when you're in search of a more exotic destination, Stansted Airport is a 40-minute drive away and offers routes to various international locations.

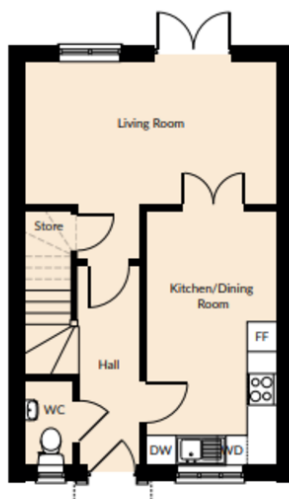
Ground Floor

Living Room
5.11m x 2.91m
16'9" x 9'7"

Kitchen/Dining Room
2.67m x 5.15m
8'9" x 16'11"

Hall
1.24m x 4.04m
4'1" x 13'3"

WC
0.99m x 1.73m
3'3" x 5'8"



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.