



JOHN ALEXANDER  
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## 3 Bedroom Detached Bungalow located in Tiptree.

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# Maypole Road Tiptree Colchester CO5 0EP



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Guide Price  
£425,000 to  
£450,000

## FULL DESCRIPTION

### OVERVIEW

We are delighted to offer this three bedroom detached bungalow benefiting from detached garage and workshop which is presented in good decorative order throughout.

### ENTRANCE HALL

Radiator, loft with ladder, airing cupboard, kardean flooring.

### SHOWER ROOM

Corner shower, Vanity unit incorporating wash basin, low level WC, radiator, Kardean flooring.

### BEDROOM ONE

**12' 2" x 11' 6" (3.71m x 3.51m)**

Double glazed window to side, radiator, his and hers walk in wardrobe.

### EN-SUITE

Spa bath, low level WC, Vanity unit with wash basin, radiator, obscure double glazed window to rear.

### BEDROOM TWO

**11' 0" x 11' 0" (3.35m x 3.35m)**

Double glazed window to front, radiator.

### BEDROOM THREE/STUDY

**8' 5" x 7' 4" (2.57m x 2.24m)**

Double glazed window to rear, radiator.

### LOUNGE

**21' 9" x 21' 9" (6.63m x 6.63m)**

L-Shaped room, French doors to rear, two double glazed windows to front, three radiators, electric fire with feature surround.

### DINING/BREAKFAST ROOM

**11' 1" x 11' 0" (3.38m x 3.35m)**

Double glazed window to side, radiator, built in cupboard housing gas boiler, integrated full length fridge and freezer, display cupboards, open archway through to Kitchen.

### KITCHEN

**13' 2" x 6' 10" (4.01m x 2.08m)**

Stainless steel single bowl and drainer sink unit with cupboards under, matching base and eye level cupboards, Granite work tops, water filter to sink, space for cooker with chimney extractor above, integrated Bosch dishwasher, radiator, double glazed windows to rear and side, door to outside.

### OUTSIDE UTILITY ROOM

**8' 0" x 6' 3" (2.44m x 1.91m)**

Space for washing machine and tumble dryer.

### GARAGE

**16' 3" x 9' 1" (4.95m x 2.77m)**

Up and over door, personal door to garden.



#### **DRIVEWAY**

Providing ample parking leading to garage and carport

#### **GARDENS**

Laid to lawn, various flowers and shrubs, shingled area, shed to remain.

#### **WORKSHOP**

**16' 8" x 9' 4" (5.08m x 2.84m)**

Power and light.



## FLOORPLAN

### Pipers

Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft

Utility Room = 4.4 sq m / 47 sq ft

Total = 112.5 sq m / 1210 sq ft

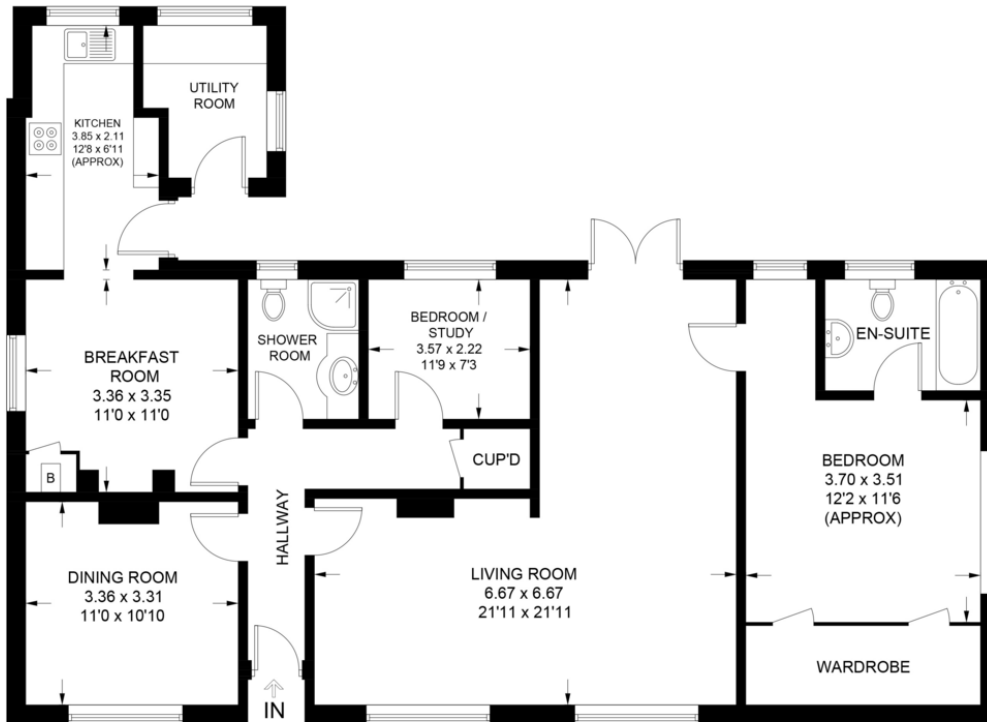


Illustration for identification purposes only,  
measurements are approximate, not to scale.

## DIRECTIONS

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