



## 2 Bedroom Semi-Detached House located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Berryfield Close Tiptree Colchester CO5 0FQ



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## Offers In Excess Of £325,000

We are delighted to offer this well presented two double bedroom house located in this quiet cul-de-sac. This lovely home benefits from an unoverlooked rear garden and a car port providing off road parking.

## FULL DESCRIPTION

### OVERVIEW

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### ENTRANCE HALL

Stairs to first floor, radiator, storage cupboard, double glazed window to front.

### CLOAKROOM

Low level WC, wash basin, chrome heated towel rail, down lighters to ceiling, extractor fan.

### KITCHEN

**11' 0" x 8' 4" (3.35m x 2.54m)**

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

### LOUNGE

**18' 8" x 10' 3" (5.69m x 3.12m)**

Double glazed window to front, two radiators, double glazed French doors to rear.

### CONSERVATORY

Double glazed windows surround, French doors to rear garden.

### LANDING/OFFICE AREA

Double glazed window to front, radiator, airing cupboard, access to loft space.

### BEDROOM ONE

**12' 2" x 11' 5" (3.71m x 3.48m)**

Double glazed window to rear, radiator.

### BEDROOM TWO

**12' 0" x 10' 8" (3.66m x 3.25m)**

Double glazed window to rear, radiator.

### BATHROOM

White suite comprising of panelled bath with shower above and guard, wash basin, low level WC, chrome heated towel rail, down lighters to ceiling, extractor fan, obscure double glazed window to front.



#### **OUTSIDE**

The rear garden is laid to lawn with patio area, shed to remain, enclosed by panelled fencing.

#### **CARPORT**

Providing off road parking.

There are also visitors parking bays.

#### **AGENTS NOTE**

There is an estate service charge per annum of approx £470.00







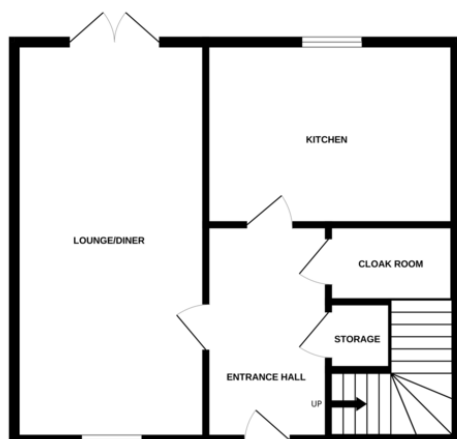


**Berryfield Close, Tiptree CO5 0FQ**

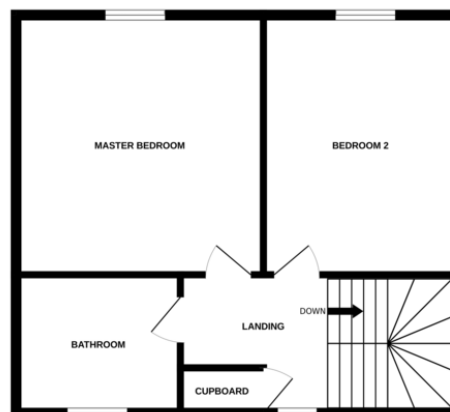


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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