



**3 bedroom
Detached
Bungalow
located in
Tiptree.**

£400,000 - £435,000

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JOHN ALEXANDER
ESTATE AGENTS

Barbrook Lane Tiptree Colchester CO5 0EF

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £400,000 TO £435,000

****NO ONWARD CHAIN****

Situated in the popular village of Tiptree, this well-presented three-bedroom detached bungalow offers spacious and versatile single-storey living with the added benefits of two bathrooms, a garage, off-road parking and an enclosed rear garden. The property features a generous lounge, an impressive kitchen/diner with a shaker-style kitchen and central island, and well-proportioned bedrooms, making it an ideal home for families, downsizers and those seeking flexible accommodation.

STEP INSIDE

A welcoming entrance hall provides access to all principal rooms and creates a practical central hub to the home.

At the heart of the property is the superb kitchen/diner, measuring 14'10" x 15'9" (4.52m x 4.81m). Fitted with an attractive range of shaker-style units, the kitchen offers ample worktop space, integrated appliance space and a useful central island providing additional preparation and storage facilities. There is plenty of room for a dining table, making this an excellent space for everyday family life and entertaining. A door provides access to the rear garden.

Adjacent to the kitchen is the spacious lounge, measuring 11'11" x 15'9" (3.62m x 4.81m). Filled with natural light from dual aspects, this comfortable reception room provides an ideal setting for relaxing and entertaining.

The principal bedroom is positioned to the rear of the property and measures 11'11" x 12'7" (3.63m x 3.83m). Featuring an attractive bay window overlooking the front, the room benefits from its own en-suite shower room, measuring 10'6" x 4'2" (3.20m x 1.27m), fitted with a shower enclosure, wash hand basin and WC. Bedroom two is a comfortable double room measuring 10'7" x 9'11" (3.22m x 3.01m), while bedroom three measures 9'2" x 10'0" (2.79m x 3.04m) and provides flexibility as a guest bedroom, home office or additional reception room if required.

Serving the remaining accommodation is the family bathroom, measuring 10'6" x 5'8" (3.20m x 1.72m) and fitted with a panel bath, wash basin and WC.

STEP OUTSIDE

The rear garden commences with a patio seating area, ideal for outdoor dining and entertaining, whilst the remainder is predominantly laid to lawn and enclosed by fencing, creating a secure and private environment. To the front of the property is a driveway providing off-road parking leading to the garage, measuring 9'0" x 17'6" (2.75m x 5.33m).

AGENTS NOTES

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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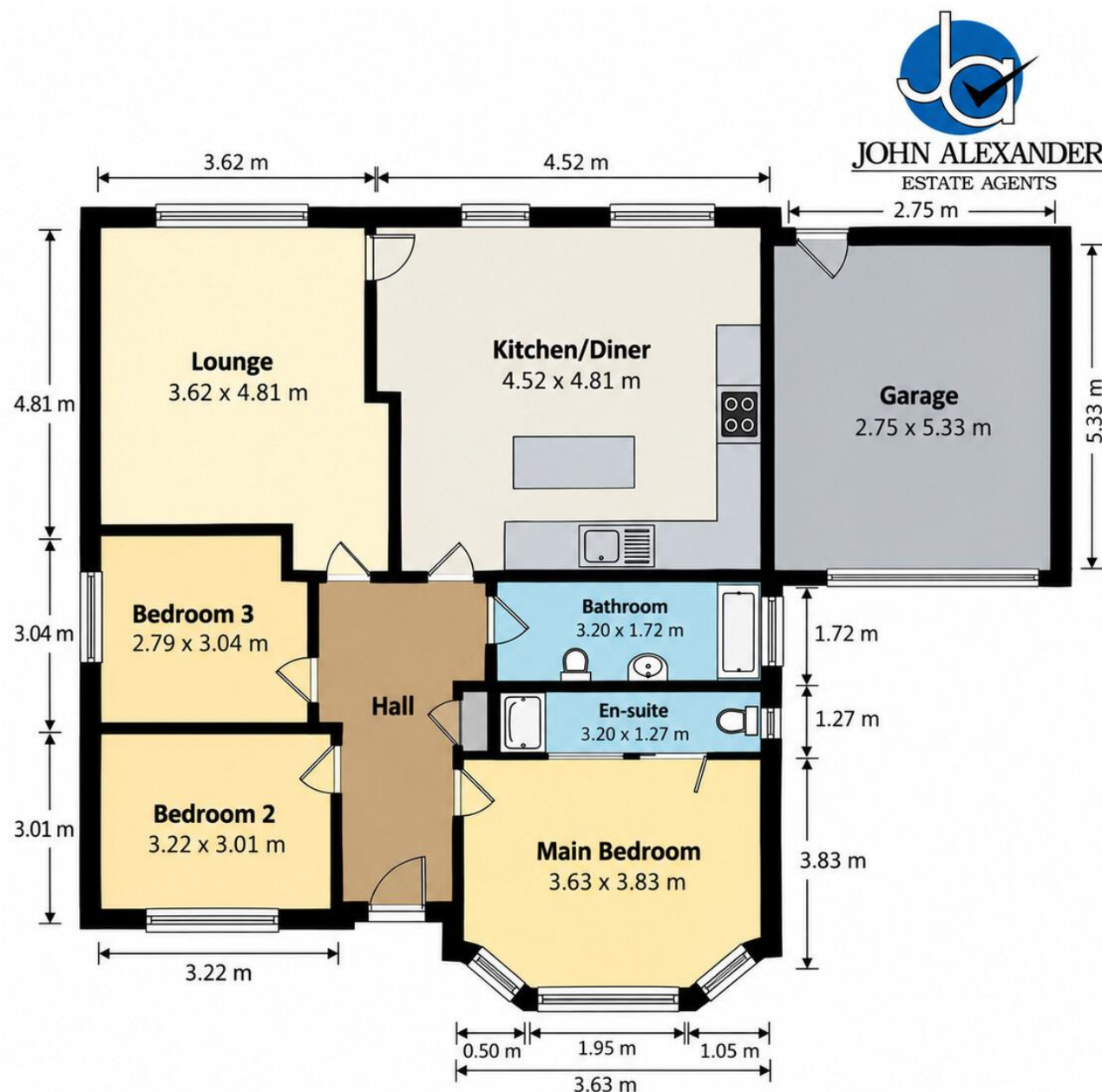


C





FLOORPLAN



This floor plan is a rough sketch and is provided for illustrative purposes only.
All measurements, dimensions and layouts are approximate and should not be relied upon as exact.



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DIRECTIONS

CONTACT

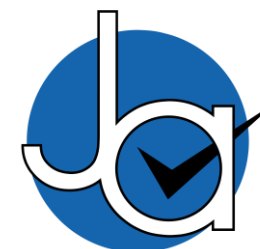
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