



**Wilkin Drive, Tiptree, Colchester CO5 0RS**



**welcome to**

**Wilkin Drive, Tiptree, Colchester**

Delightful link-detached family home located in the popular Grove Road development. Four double bedrooms, a family bathroom and an en-suite to master bedroom. Lounge, dining room, cloakroom, kitchen and utility room. Ample off-road parking and single garage.



### **Entrance Hall**

Entered through front door with stairs leading to the first floor. Complete with one radiator and laminate flooring.

### **Cloakroom**

A two piece suite comprising a low level W/C and a wall mounted wash hand basin. Complete with one radiator and tiled flooring.

### **Lounge**

19' 5" x 10' 6" ( 5.92m x 3.20m )

A large living room with a gas feature fireplace, French doors leading to the rear garden and a double glazed window to the front. Complete with one radiator and laminate flooring.

### **Dining Room**

9' 1" Max x 9' 6" Max ( 2.77m Max x 2.90m Max )

A well proportioned room with a double glazed window to the front. Complete with one radiator and laminate flooring.

### **Kitchen**

9' 3" x 9' 1" ( 2.82m x 2.77m )

A well appointed kitchen comprising a one and a quarter sink unit with a mixer tap over and adjoining work surfaces with tiled splashbacks. A range of under cupboards, drawers and base units. Integrated appliances include a four ring gas hob with extractor hood over and a double electric oven. There is space and plumbing for a dishwasher. Complete with one radiator, vinyl flooring and a double glazed window to the rear.

### **Utility Room**

6' 1" x 5' 9" ( 1.85m x 1.75m )

A well proportioned room with space and plumbing for a washing machine, a tumble dryer, a fridge/freezer and wine fridge. Complete with a wall mounted boiler, a radiator, door to rear and vinyl flooring.

### **Landing**

Providing access to the loft access to loft and the

airing cupboard. Complete with one radiator and a double glazed window to the rear.

### **Bedroom One**

10' 1" Max x 11' 9" Max ( 3.07m Max x 3.58m Max )

A good sized double bedroom with a double glazed window to front, a double glazed window to the side and one radiator.

### **En-Suite**

A partially tiled three piece suite comprising a low level W/C, a pedestal wash hand basin and a shower. Complete with LVT flooring, one radiator and a double glazed window to the side.

### **Bedroom Two**

10' 7" Max x 9' 4" Max ( 3.23m Max x 2.84m Max )

A good sized double bedroom with a double glazed window to the front and one radiator.

### **Bedroom Three**

9' 4" x 8' 5" ( 2.84m x 2.57m )

A double bedroom with a double glazed window to the rear and one radiator.

### **Bedroom Four**

10' 9" Max x 7' 3" Max ( 3.28m Max x 2.21m Max )

A double bedroom with a double glazed window to the rear and one radiator.

### **Family Bathroom**

A partially tiled three piece suite comprising a low level W/C, a vanity wash hand basin and a panelled bath with shower over. Complete with LVT flooring, a heated towel rail and a double glazed window to the side.

### **Front Garden**

Cast iron railing, a tandem block paved driveway for two vehicles leading to the single garage and gated access to the rear garden.

### **Garage**

A detached single garage with an up and over door to the front. Complete with power and lighting.

### **Rear Garden**

To the rear is a completely private and un-overlooked garden which is predominantly laid to lawn that is enclosed partly by fencing and partly by hedgerow. A secret patio is situated to the rear of the garden and enclosed by hedgerow.



**view this property online** [williamhbrown.co.uk/Property/CGS105290](http://williamhbrown.co.uk/Property/CGS105290)



welcome to

## Wilkin Drive, Tiptree Colchester

- Four Double Bedrooms Family Home
- Family Bathroom & En-Suite to Master Bedroom
- Large Living Room & Dining Room
- Well Appointed Kitchen & Utility Room
- Private & Un-Overlooked Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGS105290](https://www.williamhbrown.co.uk/Property/CGS105290)



Property Ref:  
CGS105290 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01376 561204**



[Coggeshall@williamhbrown.co.uk](mailto:Coggeshall@williamhbrown.co.uk)



2 Market Hill, Coggeshall, COLCHESTER, Essex,  
CO6 1TS



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)