

Frost Drive, Tiptree CO5 0GB



#### welcome to

#### **Frost Drive, Tiptree**

Beautifully presented three bedroom semi detached home located in the Bloor Homes development. Bathroom, ensuite and downstairs cloakroom. Kitchen/diner, lounge and utility area. Outside is a tandem driveway and enclosed rear garden with patio area.













#### Location

Tiptree is one of the largest villages in England and is situated approximately 10 miles from Colchester and close to the A12 trunk road. Once part of a huge area of heathland that embraced 16 parishes, Tiptree can still boast the largest fragment of lowland heath in Essex. Tiptree has a busy shopping centre of small, individual shops and notable employers, including internationally famous Wilkin and Sons jam makers. It is served by four primary schools and one comprehensive school, which is a centre of sporting excellence.

#### **Entrance Hall**

Stairs rising to first floor. Radiator and laminate flooring.

#### Cloakroom

Low level w.c, wall mounted wash hand basin, radiator and laminate flooring.

#### Lounge

15' 4" x 12' 3" max ( 4.67m x 3.73m max ) Window to front with shutter blinds, radiator and understairs cupboard.

#### Kitchen

12' 1" x 11' 9" ( 3.68m x 3.58m ) Beautiful fully integrated kitchen. 1 1/4 sink unit with mixer tap over and adjoining worksurfaces, cupboards, drawers and base units. 4 ring gas hob, extractor, dishwasher, single oven and fridge/freezer. Double patio doors to rear, laminate flooring and radiator.

#### **Utility Room**

6' 5" x 3' 4" ( 1.96m x 1.02m ) Worksurface, washing machine, cupboard, wall mounted boiler and laminate flooring.

#### **First Floor**

#### Landing

Access to loft.

#### **Bedroom One**

11' 9" max x 10' 2" min ( 3.58m max x 3.10m min ) Window to front. Built in double wardrobe, radiator and cupboard over stairs.

#### Ensuite

Partially tiled three piece suite. Low level w.c, floating vanity wash hand basin, walk in shower, window to front, tiled floor and radiator.

#### **Bedroom Two**

9' 6" x 8' 4" ( 2.90m x 2.54m ) Window to front and radiator.

#### **Bedroom Three**

 $8^{\prime}$  9" max x 6' 9" max ( 2.67m max x 2.06m max ) Window to rear and radiator.

#### Bathroom

Half tiled four piece suite. Low level w.c, vanity wash hand basin, shower, bath, tiled floor, window to side and radiator.

#### Exterior

#### Front

Tandem drive.

#### **Rear Garden**

Lawn, patio area, enclosed by panel fencing and gated access to driveway.





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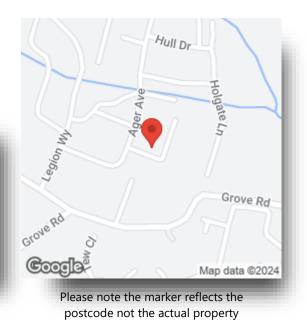
- Semi detached family home
- Three bedrooms
- Bathroom and mesquite
- Downstairs cloakroom
- Kitchen & utility room

Tenure: Freehold EPC Rating: B

# £375,000







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