



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' 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.



view this property online williamhbrown.co.uk/Property/CGS105334



welcome to

Frost Drive, Tiptree

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

Tenure: Freehold EPC Rating: B

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/CGS105334](https://www.williambrown.co.uk/Property/CGS105334)



Property Ref:
CGS105334 - 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@williambrown.co.uk



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



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