



**Luther Drive, Tiptree CO5 0SQ**



**welcome to**

**Luther Drive, Tiptree**

**\*\* GUIDE PRICE £500,000 - £550,000 \*\*** Immaculately presented five bedroom family home. Set over three floors with a family bathroom, two ensembles and downstairs cloakroom. Lounge, dining room, conservatory, kitchen and utility room. Enclosed garden to rear, double garage & driveway.



## 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

Entrance door into, stairs rising to first floor. Karndean flooring and radiator.

## Cloakroom

Window to front. Half tiled two piece suite, low level w.c, vanity wash hand basin and radiator.

## Lounge

19' x 11' ( 5.79m x 3.35m )  
Two sash windows to front.. Dado rail surround, French doors into hallway, French doors into conservatory. Two radiators.

## Dining Room

9' 1" x 9' 1" ( 2.77m x 2.77m )  
Two sash windows to front. Karndean flooring and radiator.

## Kitchen

11' 1" max x 9' 1" max ( 3.38m max x 2.77m max )  
Window to rear. Fitted kitchen with a range of wall and base units. 1 1/4 sink unit with mixer tap over, adjoining work surfaces with tiled splashbacks. Drawers, wine rack, integrated four ring gas hob, electric double oven and extractor over. Built in breakfast bar, space for fridge/freezer. Radiator and Karndean flooring.

## Utility Room

4' 1" x 6' ( 1.24m x 1.83m )  
Stable door, Karndean flooring, dishwasher, washing machine, built in cupboards. Understairs cupboard and wall mounted boiler.

## Conservatory

12' x 10' ( 3.66m x 3.05m )  
Double glazed windows to rear and sides and double glazed French doors into garden. Laminate flooring.

## First Floor

### Landing One

Stairs rising to second floor. Airing cupboard and radiator.

### Bedroom One

19' 1" max x 11' 11" max ( 5.82m max x 3.63m max )  
Juliet balcony to rear, sash window to front. Four sets of built in double wardrobes. two radiators.

### Ensuite

Partially tiled and partially panelled three piece suite. Low level w.c, pedestal wash hand basin, shower, heated towel rail., laminate flooring. Window to rear.

### Bedroom Five

9' 1" x 7' 1" ( 2.77m x 2.16m )  
Sash window to front and radiator.

### Bedroom Four

11' 1" max x 9' 1" max ( 3.38m max x 2.77m max )  
Window to rear and radiator.

### Bathroom

Half tiled three piece suite, low level w.c, pedestal wash hand basin, shower over bath, radiator and sash window to front.

## Second Floor

### Landing Two

### Bedroom Two

11' x 12' 1" max ( 3.35m x 3.68m max )  
Velux window to front and rear. Eaves storage. Electric radiator.

### Ensuite

Low level w.c, pedestal wash hand basin and shower

### Bedroom Three

12' x 12' 1" ( 3.66m x 3.68m )  
Velux window to rear and front and electric radiator.

## Exterior

### Front

Block paved driveway for at least three vehicles. Side access gate to rear.

### Double Garage

Power and light connected. Gym, utility with two up/over doors.

### Rear Garden

Enclosed by panel fencing. Commencing with a block paves paving area leading onto lawned area. Shingle bedding area to rear. Outside tap, mains power and lighting.



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## Luther Drive, Tiptree

- Detached family home set over three floors
- Five bedrooms
- Bathroom and two ensembles
- Double garage and driveway for at least three vehicles
- Lounge, dining room & conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

**£500,000 - £550,000**



Please note the marker reflects the postcode not the actual property

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