



## 4 Bedroom Detached House located in Tiptree.

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ESTATE AGENTS

# Greengage Close Tiptree Colchester Essex CO5 0FS



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## Offers In Region Of £475,000

Beautiful four bedroom detached family home nestled in a quiet cul-de-sac, within easy access of Tiptree's shops and amenities.

## FULL DESCRIPTION

### OVERVIEW

Four bedroom detached family home with modern fixtures & fittings, and beautifully presented throughout.

Only 18-months old and still under NHBC warranty, this property is positioned in a quiet cul-de-sac within close proximity to Tiptree's high street and shops.

This property ticks all the boxes for a perfect family home, with plenty of space on offer including a large open plan Kitchen/Diner to the rear with French doors leading into the ample size family garden.

### ENTRANCE HALL

13' 9" x 4' 7" (4.19m x 1.4m)

### CLOAKROOM

7' x 3' (2.13m x 0.91m)

### LIVING ROOM

16' 1" (into bay)" x 11' 5" (4.9m x 3.48m)

### KITCHEN/DINER

19' 7" x 14' 9" (5.97m x 4.5m)

### UTILITY ROOM

7' 6" x 5' 3" (2.29m x 1.6m)

### MASTER BEDROOM

13' x 9' 4" (3.96m x 2.84m)

### ENSUITE

7' 3" x 4' 6" (2.21m x 1.37m)

### BEDROOM TWO

11' 1" x 9' 3" (3.38m x 2.82m)

### BEDROOM THREE

10' 2" x 7' 8" (3.1m x 2.34m)

### BEDROOM FOUR

10' 1" x 9' 1" > 7,0" (3.07m x 2.77m)

### BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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