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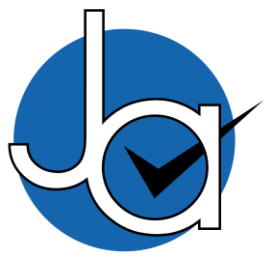
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# 4 Bedroom Detached House located in Tiptree.

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# Vine Road Tiptree Colchester CO5 0LT



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Guide Price  
£550,000 -  
£600,000

## FULL DESCRIPTION

### OVERVIEW

We are delighted to offer this one of a kind, family home WITH NO ONWARD CHAIN. Built in 1997 and extended in 2020 and offering high specification fixtures and fittings, large reception space, there is lots on offer! Located near to the village centre and local schools. Viewing advised

### GROUND FLOOR

#### PORCH

**6' 6" x 4' 4" (1.98m x 1.32m)**

Leading to entrance hall.

#### LIVING ROOM

**18' 4" x 17' 1" (5.59m x 5.21m)**

Two windows to front aspect with electric roller blinds, air conditioning and bespoke media wall unit. Double doors through to kitchen diner

#### KITCHEN/DINER

**25' 6" x 10' 2" (7.77m x 3.1m)**

Windows and double door to rear aspect with electric roller blinds. Modern kitchen diner with island/ breakfast bar, integrated wall and base units with integrated five ring gas hob, double electric oven, microwave plus space for American style fridge freezer. Open plan to family room

#### FAMILY ROOM

**21' 11" x 14' 1" (6.68m x 4.29m)**

Open plan from kitchen diner, creating a full width of over 34' including the kitchen. This stunning modern family space is the jewel in the crown for this property. Offering air conditioning, dual aspect bi-fold doors and an imposing sky lantern, this part of the home is flooded with natural light and offers an abundance of additional living space

#### UTILITY ROOM

**8' 1" x 7' 11" (2.46m x 2.41m)**

#### CLOAKROOM

**4' 5" x 3' 5" (1.35m x 1.04m)**

Window to front aspect, wash basin and WC

#### CINEMA ROOM

**18' 0" x 14' 5" (5.49m x 4.39m)**

Bespoke cinema room, built in the back section of the former double garage. Offering windows to rear aspect, air conditioning, raised seating and projector setup. Accessed via the family room, plus also providing access to the store room

#### STORE ROOM

**18' 8" x 3' 2" (5.69m x 0.97m)**

This is the front portion of the former garage. The electric roller shutters are still in place

### FIRST FLOOR

#### BEDROOM ONE

**12' 3" x 10' 9" (3.73m x 3.28m)**

Window to front aspect with electric roller blind. Built in wardrobes. Access to en-suite

#### ENSUITE

**7' 2" x 5' 10" (2.18m x 1.78m)**

Walk in shower, wash basin and WC



#### **BEDROOM TWO**

**11' 11" x 6' 7" (3.63m x 2.01m)**

Window to front aspect with electric roller blind. Built in wardrobe

#### **BEDROOM THREE**

**9' 10" x 7' 9" (3m x 2.36m)**

Window to rear aspect with electric roller blind

#### **BEDROOM FOUR**

**8' 1" x 7' 9" (2.46m x 2.36m)**

Window to rear aspect with electric roller blind

#### **BATHROOM**

**7' 8" x 6' 8" (2.34m x 2.03m)**

Window to rear aspect, bath, wash basin and WC

#### **OUTSIDE**

East facing rear garden, mainly laid to lawn. Driveway parking to the front for multiple vehicles

#### **LOCATION**

Situated near the centre of Tiptree and subsequently offering nearby access to primary and secondary schools with favourable ratings, Asda and Tesco supermarkets, doctors and other local amenities, so you have all your essentials close by. Tiptree is a sought-after village with plenty of countryside surrounding it. Kelvedon Train station (approx 2.5 miles) offers mainline services to London and Colchester. You have nearby access to the A12 and are only a short drive from Colchester, Maldon, Witham and Chelmsford, making it an ideal place to live for commuters.



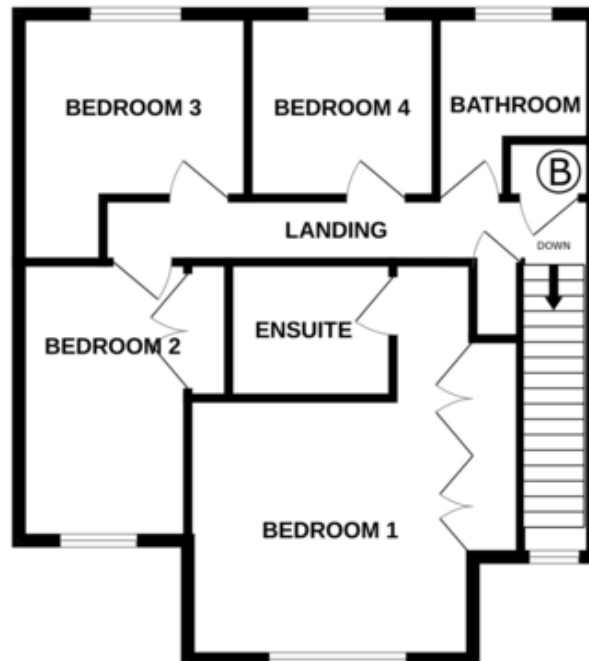
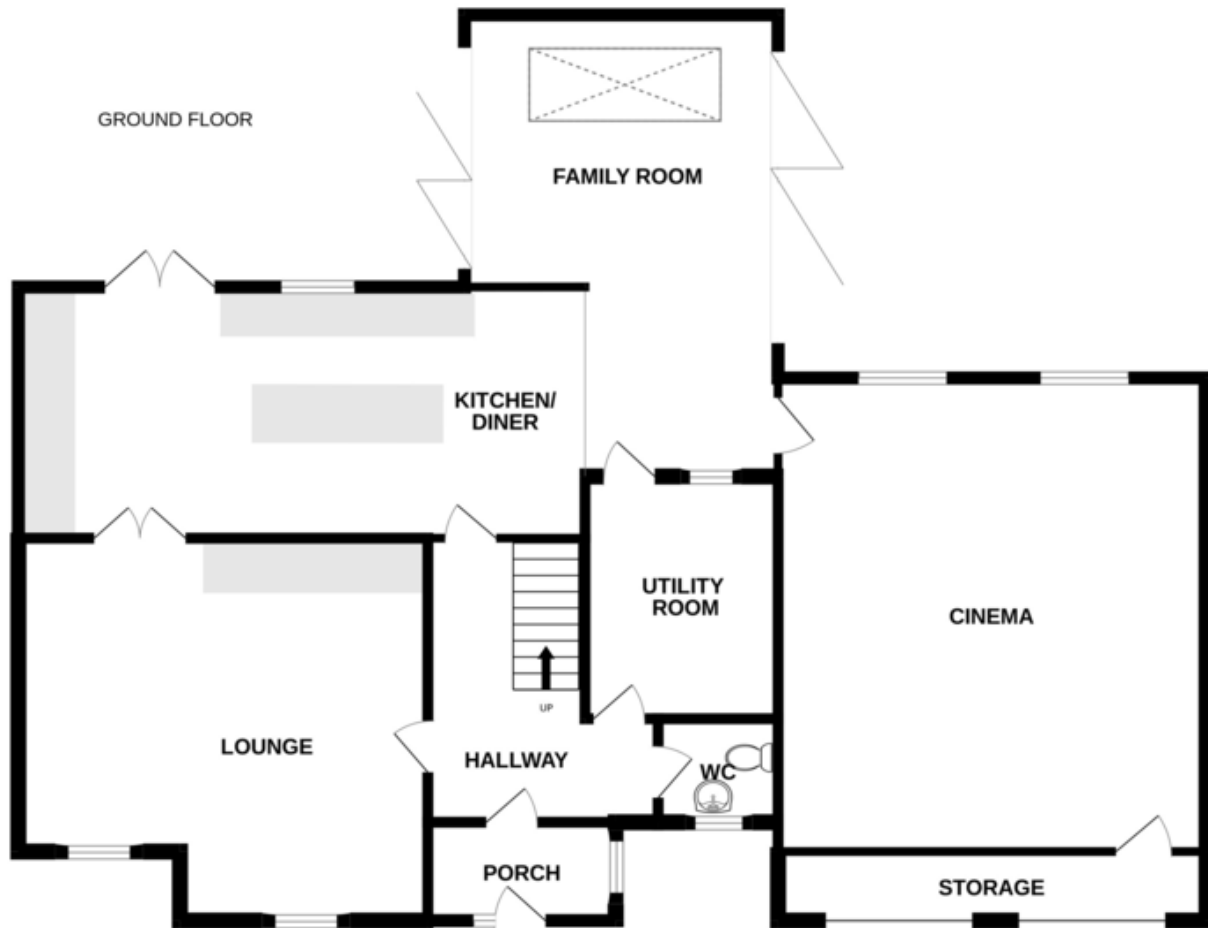




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# FLOORPLAN



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