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## 5 Bedroom Detached House located in Tiptree.

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# Park Drive, Tiptree CO5 0GW



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2110  
Sq ft

Guide Price  
£700,000 to  
£725,000

## FULL DESCRIPTION

### OVERVIEW

\*GUIDE PRICE £700,000-£725,000\*

We are pleased to offer this well presented and spacious detached house with annexe and NO ONWARD CHAIN. Occupying a substantial 0.15 acre plot (STS) and boasting 2110 sq ft of accommodation space, there is lots of space for a family to enjoy. Viewing strongly recommended.

### GROUND FLOOR

#### ENTRANCE HALL

16' 4" x 8' 7" (4.98m x 2.62m)

Doors leading off to;

#### SNUG/ STUDY

13' 6" x 10' 7" (4.11m x 3.23m)

Bay window to front aspect and doors to hallway and kitchen

#### LIVING ROOM

23' 7" x 11' 3" (7.19m x 3.43m)

Bay window to front aspect, opening to family room and double doors to hallway

#### CLOAKROOM

5' 3" x 4' 2" (1.6m x 1.27m)

Opaque window, wash basin and WC

#### FAMILY ROOM

14' 0" x 10' 3" (4.27m x 3.12m)

Opening to living room, double doors to kitchen, double doors to garden, window to side aspect and three Velux windows in the vaulted. Free-standing Log burner

#### KITCHEN/ DINER

22' 7" x 15' 1" (6.88m x 4.6m)

Double doors to garden, plus double door to family room and doors to snug and utility room. Fitted wall and base units plus a large island with breakfast bar. Integrated double BOSCH electric ovens, five ring gas hob, dishwasher, wine cooler and freestanding American style Fridge freezer (to remain)

#### UTILITY ROOM

6' 5" x 5' 3" (1.96m x 1.6m)

Doors to kitchen and garden. Fitted wall and base units with sink. Washing machine and tumble dryer (to remain) and wall mounted boiler (installed 2023 and serviced annually)

### FIRST FLOOR

#### MASTER BEDROOM

15' 1" x 12' 4" (4.6m x 3.76m)

Juliette Balcony to rear, window to side aspect, access to dressing area and en-suite

#### DRESSING AREA

Double wardrobes on either side, leading to en-suite

#### EN-SUITE

7' 6" x 5' 5" (2.29m x 1.65m)

Shower, wash basin and WC

#### BEDROOM TWO

10' 6" x 9' 6" (3.2m x 2.9m)

Window to front aspect, built in wardrobe and access to en-suite

#### ENSUITE

7' 5" x 6' 2" (2.26m x 1.88m)

Window to front aspect, shower, wash basin and WC





  
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**BEDROOM THREE**

**11' 6" x 10' 9" (3.51m x 3.28m)**

Window to front aspect and built in wardrobe

**BEDROOM FOUR**

**10' 6" x 9' 7" (3.2m x 2.92m)**

Window to rear aspect and built in wardrobe

**FAMILY BATHROOM**

**10' 1" x 6' 3" (3.07m x 1.91m)**

Walk in shower, bath, wash basin and WC

**ANNEXE**

The former garage to the side of the property has been converted to a self contained annexe, with it's own independent boiler and fuse board

**ANNEXE LIVING AREA**

**17' 2" x 8' 8" (5.23m x 2.64m)**

Window to rear, fitted kitchen with sink, hob and oven

**ANNEXE BEDROOM**

**11' 2" x 7' 5" (3.4m x 2.26m)**

Window to front aspect and access to en-suite

**ENSUITE**

**5' 8" x 5' 3" (1.73m x 1.6m)**

Window to front aspect, shower, wash basin and WC



  
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## OUTSIDE

To the front there is driveway parking for multiple vehicles. To the rear there is a private fence enclosed South East facing garden, mainly laid to lawn with patio area and powered workshop/shed/summer-house

## LOCATION

Situated a short distance from 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. The home is paced at the end of a quiet cul-de-sac with a view across a field from the front windows.

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.





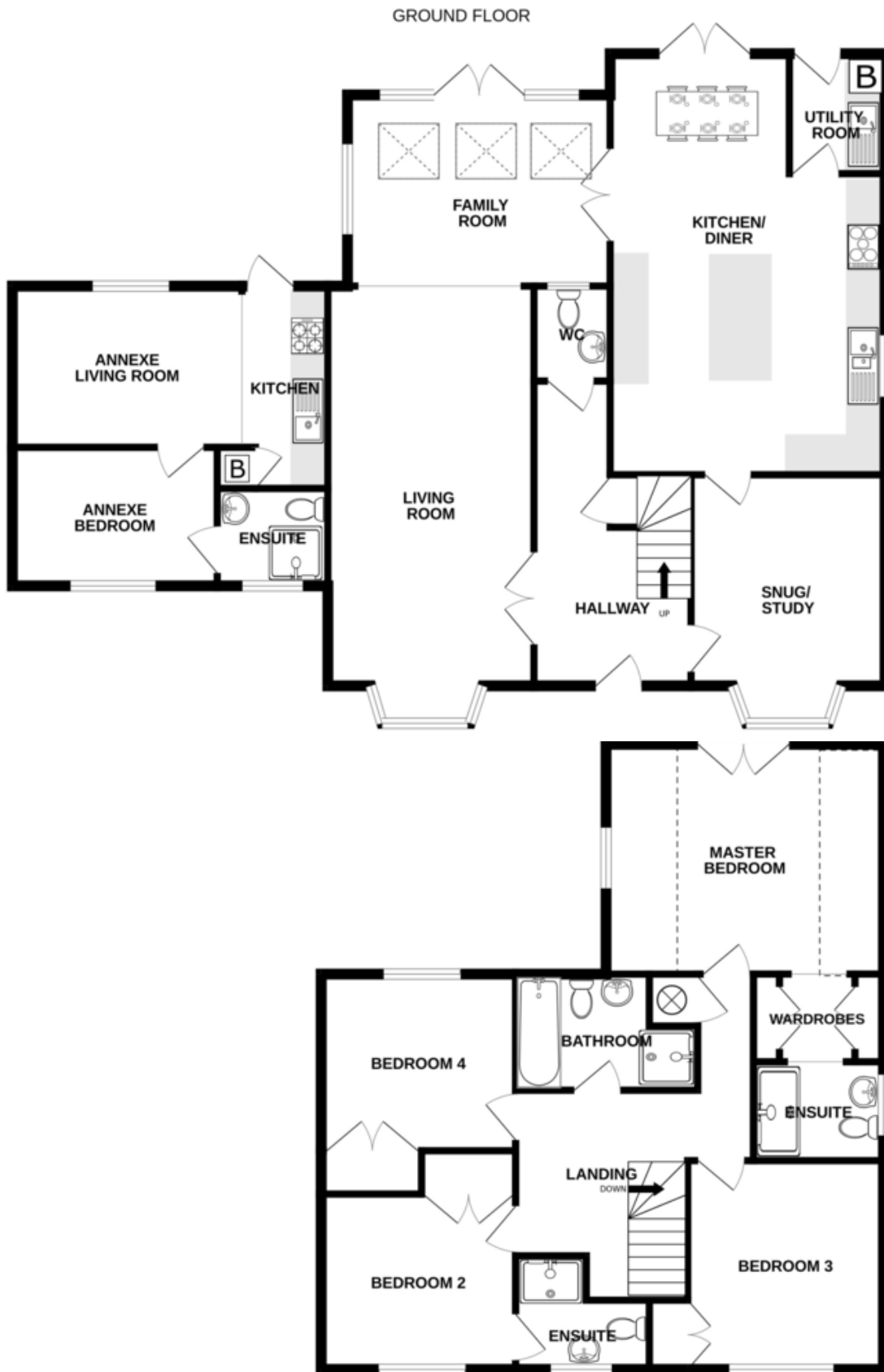


**Park Drive, Tiptree CO5 0GW**





# FLOORPLAN



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