



5 Bedroom Semi-Detached House located in Tiptree.

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ESTATE AGENTS

Archer Crescent Tiptree Colchester CO5 0GS



5



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TAX



EPC



TBC

Asking Price Of
**£425,000 to
£450,000**

John Alexander Estate Agents are pleased to present this beautifully maintained five-bedroom family home, located in the charming village of Tiptree, which boasts an excellent selection of shops, schools, and local amenities.

FULL DESCRIPTION

OVERVIEW

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ENTRANCE HALL

Step through a part glazed front door into the entrance hall featuring laminate flooring, a radiator, and stairs that ascend to the first-floor landing.

LOUNGE

14' 05" x 14' 02" (4.39m x 4.32m)

Includes a radiator, a feature fireplace, an understairs cupboard, and double doors leading to the kitchen/diner.

RECEPTION ROOM

10' 11" x 8' 07" (3.33m x 2.62m)

Corner bi-fold doors open to the rear garden, complemented by a Velux roof window and laminate flooring with underfloor heating.

KITCHEN/DINER

17' 06" x 10' 05" (5.33m x 3.18m)

A modern kitchen, fully fitted with handleless wall and base units, features a sink with a drainer and mixer tap, two eye-level ovens (one of which is a combi oven), a five-ring gas hob with an extractor fan, and space for a washing machine, dishwasher, and freezer. It also features an integrated fridge and freezer, a wine cooler, pull-out pantry cupboards, under-cabinet lighting, spotlights, laminate flooring, a front-facing window, and a picture window with a door that opens to the rear garden.

CLOAKROOM

Featuring a front-facing window, a low-level W.C., a hand wash basin, a radiator, and laminate flooring.

LANDING

A front-facing window and stairs leading up to the second-floor landing.

BEDROOM ONE

17' 07" x 10' 06" (5.36m x 3.2m)

Windows at the front and rear, two radiators, a fitted wardrobe, and a door leading to the dressing room.

DRESSING ROOM

8' 06" x 6' 04" (2.59m x 1.93m)

A front-facing window, fitted wardrobes, a radiator, and a door leading to the ensuite.

ENSUITE

A rear-facing window, a shower cubicle, a low-level W.C., and a hand wash basin set into a vanity unit. Features also include a heated mirror with motion-sensor lighting and a shaver socket, spotlights, an extractor fan, and underfloor heating.




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BEDROOM TWO

10' 03" x 10' 1" (3.12m x 3.07m)

Window to rear, radiator, built in wardrobe.

BEDROOM THREE

8' 09" x 7' 01" (2.67m x 2.16m)

Window to front, radiator.

BATHROOM

A rear-facing window, a bath with a smart tap and shower attachment, and a hand wash basin and W.C. set into a vanity unit. The bathroom also includes a heated mirror with motion-sensor lighting and a built-in speaker, a heated towel rail, part-tiled walls, spotlights, a tiled floor, an extractor fan, and an airing cupboard.

LANDING

Window to front.

BEDROOM FOUR

10' 04" x 8' 11" (3.15m x 2.72m)

Features a rear-facing Velux window, a radiator, and eaves storage.




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BEDROOM FIVE/STUDY

8' 11" x 7' 09" (2.72m x 2.36m)

Features a rear-facing Velux window, a radiator, and eaves storage.

SHOWER ROOM

A rear-facing window, a walk-in shower cubicle, a hand wash basin set into a vanity unit, a heated mirror with motion-sensor lighting and a shaver socket, a low-level W.C., and a tiled floor with underfloor heating.

FRONT OF PROPERTY

Block paving offers additional parking, with double timber gates leading to a secure driveway that accommodates two to three vehicles.

SINGLE GARAGE

A pitched-roof garage with eaves storage, featuring an up-and-over door, and equipped with power and lighting.

REAR GARDEN

An enclosed, southerly-facing rear garden offers a pleasant patio area at the back of the property, with the remainder mostly laid to lawn and bordered by shrubs. The garden also features an outside tap and light, and includes a shed situated behind the garage (which will remain).



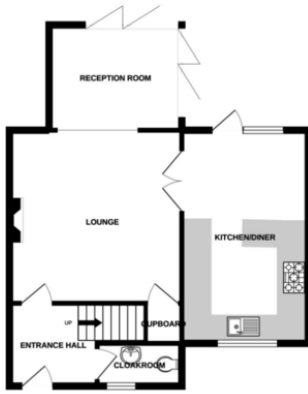


Archer Crescent, Tiptree CO5 0GS



FLOORPLAN

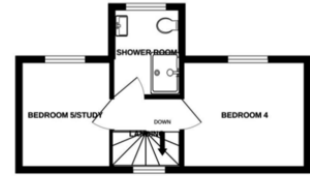
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
Made with Metropix 9/2022

DIRECTIONS

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