



## 5 Bedroom Semi-Detached House located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# 37 Vine Road Tiptree Colchester CO5 0LR



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TBC

## Asking Price Of £450,000

We are delighted to offer this immaculate Five bedroom family home which has undergone complete modernization throughout with a loft conversion with open plan living to the ground floor. This stunning home also has ample off road parking and a garage.

## FULL DESCRIPTION

### OVERVIEW

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### ENTRANCE HALL

Stairs to first floor, radiator.

### LOUNGE

**15' 2" x 12' 8" (4.62m x 3.86m)**

Double glazed window to front, radiator.

### KITCHEN AREA

**16' 2" x 9' 6" (4.93m x 2.9m)**

Stainless steel sink unit with cupboards under, matching base and eye level cupboards, work surfaces, integrated dishwasher, Induction hob with extractor above, integrated double oven, wind fridge, fridge freezer, radiator, down lighters to ceiling. Open plan through too Dining/Family room.

### DINING/FAMILY ROOM

**23' 3" x 7' 0" (7.09m x 2.13m)**

Seating area for dining room table and chairs, built in bar, downlighters to ceiling, radiator, double glazed windows with French doors to rear.

### UTILITY ROOM

**8' 4" x 7' 1" (2.54m x 2.16m)**

Stainless steel sink unit, base and eye level cupboard's, work surfaces, radiator, integrated washing machine, door to garage.

### SHOWER ROOM

Double shower, low level WC, wash basin, chrome heated towel rail, down lighters to ceiling.

### FIRST FLOOR LANDING

Stairs to second floor, double glazed window to side.

### BEDROOM TWO

**13' 4" x 10' 0" (4.06m x 3.05m)**

Double glazed window to rear, radiator, fitted wardrobes.

### BEDROOM THREE

**10' 10" x 8' 8" (3.3m x 2.64m)**

Double glazed window to front, radiator, built in wardrobe cupboard.

### BEDROOM FOUR

**9' 1" x 5' 10" (2.77m x 1.78m)**

Double glazed window to side, radiator.

### BATHROOM

White suite comprising of panelled bath with shower above, low level WC, wash basin, chrome heated towel rail, downlighters to ceiling, obscure double glazed



window to front.

## **SECOND FLOOR LANDING**

Doors too;

## **BEDROOM ONE**

**19' 4" x 9' 2" (5.89m x 2.79m)**

Double glazed window to rear, radiator.

## **BEDROOM FIVE**

**9' 1" x 6' 4" (2.77m x 1.93m)**

Double glazed window to rear, radiator.

## **OUTSIDE**

The rear garden is laid to lawn with a patio area and decking area to the rear. Enclosed by fencing.

## **GARAGE**

Housing gas boiler, up and over door with power and light connected.

Off road parking for several cars to the front aspect.





**37 Vine Road, Tiptree CO5 0LR**



## FLOORPLAN

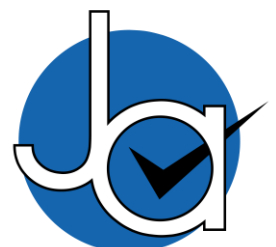
## DIRECTIONS

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