



## 4 bedroom Semi-Detached House located in Tiptree.

Guide Price  
£400,000 - £425,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Lavender Close Tiptree Colchester CO5 0BG



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## FULL DESCRIPTION

### OVERVIEW

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Lavender Close is a charming residential property located in the heart of Tiptree, a peaceful village in Essex. The home boasts a cosy and inviting atmosphere, perfect for family living.

Lavender Close is a well-presented family home situated in a peaceful residential cul-de-sac in Tiptree, Essex. Offering comfortable living space across multiple bedrooms, this property features a modern kitchen, spacious living room, and a private garden.

It's perfect for families, with excellent local amenities, schools, and public transport links nearby. The quiet location provides a relaxed atmosphere while still being within easy reach of the town's shops and services.

### ENTRANCE PORCH

Radiator.

### LOUNGE

17' 2" x 12' 9" (5.23m x 3.89m)

Double glazed window to front, open fireplace, leads to staircase.

### KITCHEN/DINER

17' 0" x 10' 9" (5.18m x 3.28m)

Stainless steel sink, hot tap, induction hob, integrated oven, space for under counter fridge, wine cooler, oil boiler, radiator, double glazed window to rear, French doors.

### UTILITY ROOM

12' 8" x 6' 5" (3.86m x 1.96m)

Space for fridge freezer, washing machine, dryer, radiator, window with single door to rear.

### BEDROOM FIVE/STUDY

11' 3" x 6' 3" (3.43m x 1.91m)

Double glazed window to front of house, radiator.

### LANDING

Access to loft space.

### BEDROOM ONE

18' 0" x 6' 5" (5.49m x 1.96m)

Double glazed window to front of house, radiator.

### ENSUITE

Corner shower, low level WC, spotlights, double glazed obscure window, towel radiator.

### BEDROOM TWO

12' 7" x 10' 4" (3.84m x 3.15m)

Double glazed window to front, radiator.

### BEDROOM THREE

9' 3" x 11' 6" (2.82m x 3.51m)

Double glazed window to rear of the house, radiator.

### BEDROOM FOUR

6' 5" x 9' 5" (1.96m x 2.87m)

Double glazed window to front of house, radiator.

### FAMILY BATHROOM



Double glazed obscure window to rear of the house, wash hand basin, low level WC, bath with mixer tap with shower over, radiator.

### GARDEN

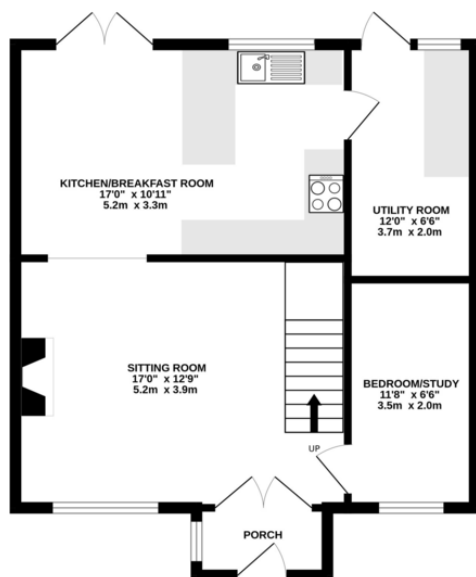
Patio area, astroturf, shed to remain, shrub rear boarder, outside tap.



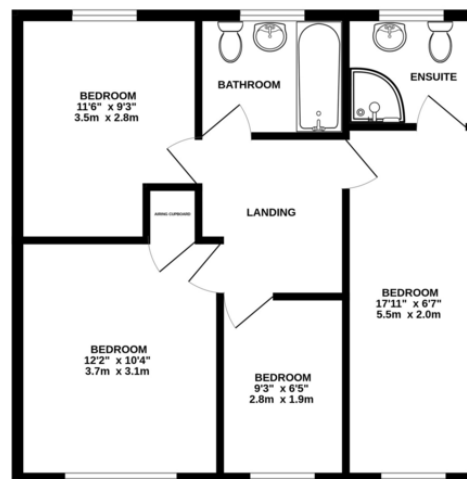
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN

GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 sq.m.) approx.

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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## DIRECTIONS

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