



## 4 Bedroom Detached House located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Windmill View Tiptree Colchester CO5 0PL



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Guide Price £550,000  
to £575,000

## FULL DESCRIPTION

### OVERVIEW

We are delighted to offer this extended Four bedroom detached family home which is being presented in excellent condition throughout and benefiting from ample off road parking with triple garage.

### ENTRANCE HALL

Stairs to first floor, radiator, under stairs cupboard.

### CLOAKROOM

Low level WC, wash basin, radiator, obscure double glazed window.

### STUDY

**8' 2" x 7' 6" (2.49m x 2.29m)**

Ceiling light, radiator, double glazed window.

### RECEPTION/CINEMA ROOM

**13' 4" x 10' 5" (4.06m x 3.18m)**

Double glazed bay window to front, radiator.

### LOUNGE

**17' 7" x 12' 0" (5.36m x 3.66m)**

Double glazed sliding patio doors to rear, two radiators, living flame coal effect gas fire with limestone surround.

### KITCHEN/DINER

**20' 0" x 17' 0" (6.1m x 5.18m)**

Stainless steel double bowl sink unit with cupboards under, matching base and eye level cupboards, Granite work tops, integrated washing machine, dishwasher, integrated fridge and freezer which are separate, double oven and gas hob with extractor fan, underfloor heating, LED lighting, breakfast bar, centre island, radiator, double glazed window to side, Bi-fold doors to rear, part vaulted ceiling with two Velux windows.

### SNUG/TV ROOM

**11' 8" x 9' 8" (3.56m x 2.95m)**

By-fold doors to rear, radiator, vaulted ceiling, two Velux windows.

### LANDING

Access to loft space with ladder being boarded with light, airing cupboard.

### BEDROOM ONE

**14' 6" x 10' 5" (4.42m x 3.18m)**

Double glazed window to front, radiator, fitted wardrobes.

### EN-SUITE

Double shower, wash basin, low level WC, extractor fan, chrome heated towel rail.

### BEDROOM TWO

**10' 6" x 8' 9" (3.2m x 2.67m)**

Double glazed window to rear, radiator.





### **BEDROOM THREE**

**12' 2" x 11' 2" (3.71m x 3.4m)**

Double glazed window to side, radiator.

### **BEDROOM FOUR**

**9' 8" x 8' 10" (2.95m x 2.69m)**

Double glazed window to rear, radiator.

### **BATHROOM**

White suite comprising of bath with shower over, wash basin, low level WC, chrome heated towel rail, obscure double window to rear.



### **OUTSIDE**

There is side access to rear garden which is laid to lawn with patio area, outside lighting, fish pond.

### **WORKSHOP/3RD GARAGE**

Power and light connected

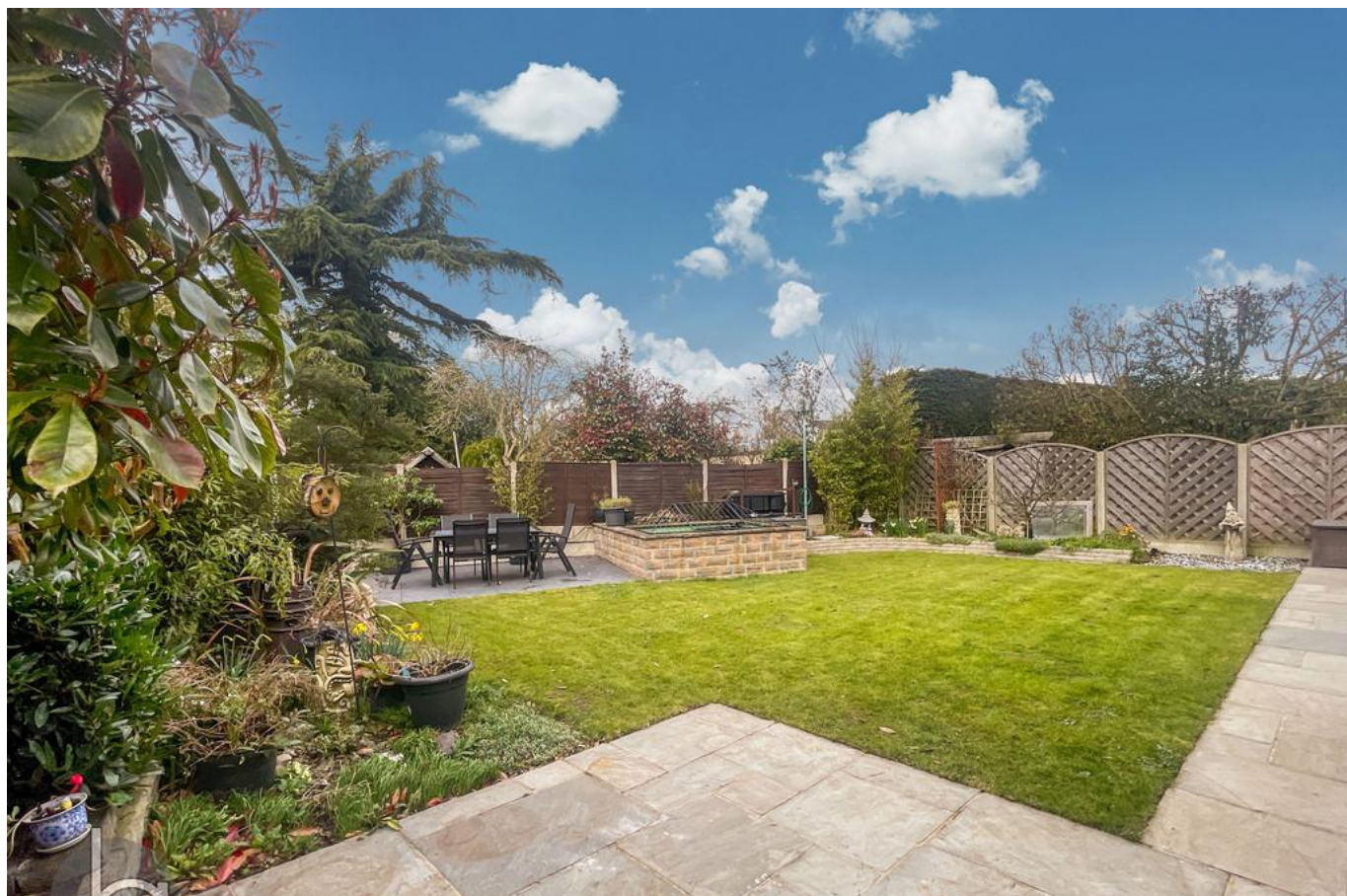
### **DOUBLE GARAGE**

**17' 5" x 17' 5" (5.31m x 5.31m)**

EV Podpoint car charger, two up and over doors, CCTV.







**Windmill View, Tiptree CO5 0PL**



## Windmill View

Approximate Gross Internal Area = 153.7 sq m / 1654 sq ft

Garage & Workshop = 57.8 sq m / 622 sq ft

Total = 211.5 sq m / 2276 sq ft



**Ground Floor**

92.2 sq m / 992 sq ft (Excluding Garage & Workshop)

**First Floor**

61.5 sq m / 662 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

**CONTACT**  
1 Church Road  
Tiptree  
Colchester  
Essex  
CO5 0LG

E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)

T 01621 814334 [www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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