



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

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Gladstone Road Tiptree Colchester CO5 0FL



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Guide Price  
**£325,000 to  
£350,000**

We are delighted to offer this stunning three bedroom house situated down a private drive benefiting from two off road parking spaces and private enclosed rear garden.

## FULL DESCRIPTION

### OVERVIEW

Located within a secluded Mews just 4 minutes' walking distance from Tiptree Village Shopping Centre is this modern end terrace family home. Originally built in 2009 by Maitland Homes Ltd, "Gladstone Court" is a private turning of only five homes. The Mews has its own 150ft block paved driveway and brick built covered bin store. All the properties have two allocated parking spaces within the Mews (with further unrestricted parking available in Gladstone Road). The property is beautifully presented and in excellent condition. The ground floor accommodation comprises of an entrance hallway, a spacious lounge, a cloakroom and a well-equipped kitchen dining room. On the first floor, there are three bedrooms with an ensuite to bedroom 1, and the principal bathroom. As mentioned, there are two allocated parking spaces directly in front of the property, the rear garden is south facing and unoverlooked which provides for a private and peaceful space to relax.

### LOCATION

This well positioned property is just 4 minutes walking distance to Church Road, where you will find an array of shops including Tesco, Morrisons, Asda, Millins of Tiptree, Staines & Brights, Boots, and the local Doctors Surgery. Also within walking distance is St. Lukes Church Primary School and Thurstable Secondary School. Tiptree is a sought-after village being within easy reach of major road and rail links with nearby Kelvedon and Witham offering links to London Liverpool Street making Tiptree a desirable area for commuters or those who wish to enjoy the benefits of living in its beautiful countryside.

### ENTRANCE HALL

Obscure glass entrance door, stairs to first floor and radiator. 1 x double plug point - smooth and coved ceiling

### CLOAKROOM

Toilet, wash hand basin and radiator. Extractor Fan. smooth and coved ceiling

### KITCHEN/DINER

**11' 7" x 9' 3" (3.53m x 2.82m)**

UPVC window to front, tiled flooring, space for table & chairs, worktop with drawers and cupboards beneath, eye level units, integrated oven, hob and extractor fan, space for Washing Machine, Dishwasher and Fridge Freezer, Sink and Drainer, radiator and ceiling spotlights. concealed Boiler. smooth and coved ceiling. . 3 x double plug points at worktop level with separate Isolation switches for appliances and Telephone Point.

### LOUNGE

**16' 3" x 14' 11" (4.95m x 4.55m)**

UPVC French doors to rear, UPVC window to rear, radiator, large under stairs cupboard (with lighting). smooth and coved ceiling. 3 x double plug points, TV and Telephone Points.



### LANDING

Airing cupboard – Light switch for Loft Light - 1 x double plug point - smooth and coved ceiling

### BEDROOM ONE

**12' 3" x 9' 8" (3.73m x 2.95m)**

UPVC window to rear, obscure UPVC window to side and radiator. 3 x double plug points, TV and Telephone Points.). smooth and coved ceiling

### EN-SUITE SHOWER ROOM

Shower cubicle, toilet, wash hand basin, part tiled walls, ceiling spotlights and radiator. Shaver Point & Light. smooth and coved ceiling. Extractor Fan.



### BEDROOM TWO

**11' 0" x 9' 8" (3.35m x 2.95m)**

UPVC window to front and radiator, 3 x double plug points, TV and Telephone Points . smooth and coved ceiling

### BEDROOM THREE

**8' 8" x 6' 7" (2.64m x 2.01m)**

UPVC window to rear, loft access and radiator. 2 x double plug points, TV and Telephone Points , smooth and coved ceiling



### BATHROOM

Obscure UPVC window to front, toilet, wash hand basin, bath with shower attachment, part tiled walls, ceiling spotlights and radiator. Shaver Point & Light. smooth and coved ceiling. Extractor Fan.

### REAR GARDEN

The rear garden is not over-looked, it faces south, it is mainly lawn with a patio from the back of the house, there is a shed to remain and access to the side that leads to the block paved parking.

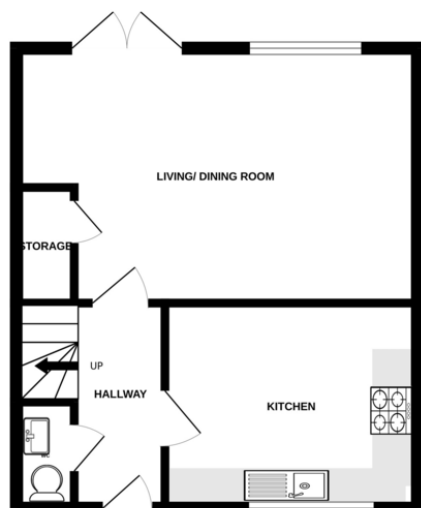
### Parking & Mews Area

Two independent allocated parking spaces to the immediate front of the property (within properties legal boundary) - Shared 150ft + block Paved private driveway, dwarf wall and iron railings with additional fencing leading to houses. Shared Mews Brick Built Bin Store (Note: Council refuse collections are from the Bin Store itself) . The soft Landscaped areas within the Mews are individually owned by neighbouring properties. There is "No annual " Service charge" on this mews development.

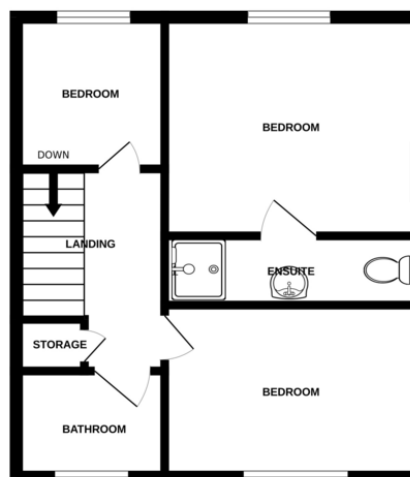


## FLOORPLAN

GROUND FLOOR



1ST FLOOR

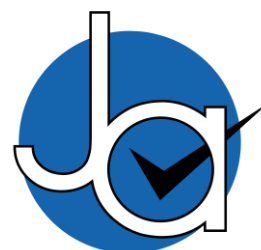


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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