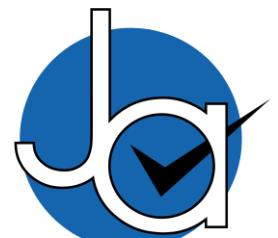




**2 bedroom  
Semi-Detached  
House located  
in Tiptree.**

Guide Price  
£325,000 - £350,000

Find us on..



**JOHN ALEXANDER  
ESTATE AGENTS**

# Honeybee Grove

## Tiptree

## Colchester

## CO5 0UH



2



1



1



TAX



EPC



TBC

### FULL DESCRIPTION

#### OVERVIEW

\*\*\*GUIDE PRICE £325,000 TO £350,000\*\*\*

John Alexander is proud to present to market an immaculate 5-year-old two-bedroom home in Tiptree, featuring a stylish kitchen/diner, elegant lounge with feature fireplace and French doors to a landscaped garden with patio, decking, shed, and outdoor bar. Two bedrooms (one en-suite), modern bathroom, boarded loft, plus carport and driveway for multiple vehicles.

#### STEP INSIDE

Step into the welcoming entrance hall, complete with an alarm system, and a convenient cloakroom. The ground floor flows beautifully with tiled flooring through the hallway and kitchen/diner, complemented by wood-effect flooring in the lounge.

The kitchen/diner (16'9" x 8'5") boasts contemporary gloss units, integrated dishwasher, oven, hob with extractor fan, and fridge/freezer, plus space for a washing machine and tumble dryer. Double glass doors lead into the lounge, where you'll find a stunning feature wall with a remote-controlled living flame electric fireplace. French doors open directly onto the garden, creating a bright and airy feel.

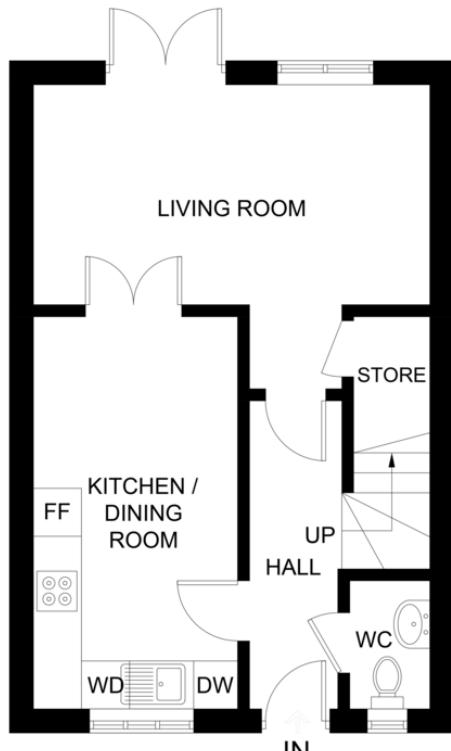
Upstairs, the landing provides access to a fully boarded loft for excellent storage. Bedroom One (9'8" x 13'2") features built-in mirrored wardrobes and a beautiful feature wall with shelving and drawers. Bedroom Two (9'3" x 12'4") benefits from its own en-suite, while a modern family bathroom completes the first floor.

#### STEP OUTSIDE

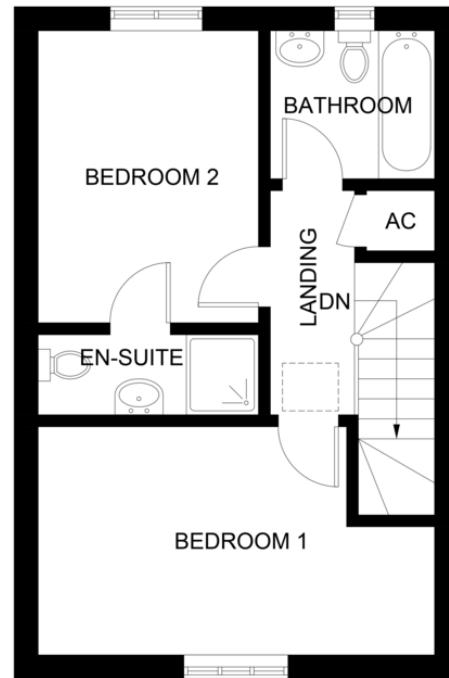
Outside, the rear garden is mainly laid to lawn with a patio and a separate decking area, perfect for entertaining. There's also a shed for storage and a fantastic outside bar area for summer gatherings. To the front, a carport and driveway provide parking for several vehicles.



## FLOORPLAN



**Ground Floor**



**First Floor**

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

## DIRECTIONS

### 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)

Find us on..



**JOHN ALEXANDER  
ESTATE AGENTS**