



21 Mill Close, Tiptree , CO5 0LE  
Guide price £550,000

**Church & Hawes**

Est. 1977

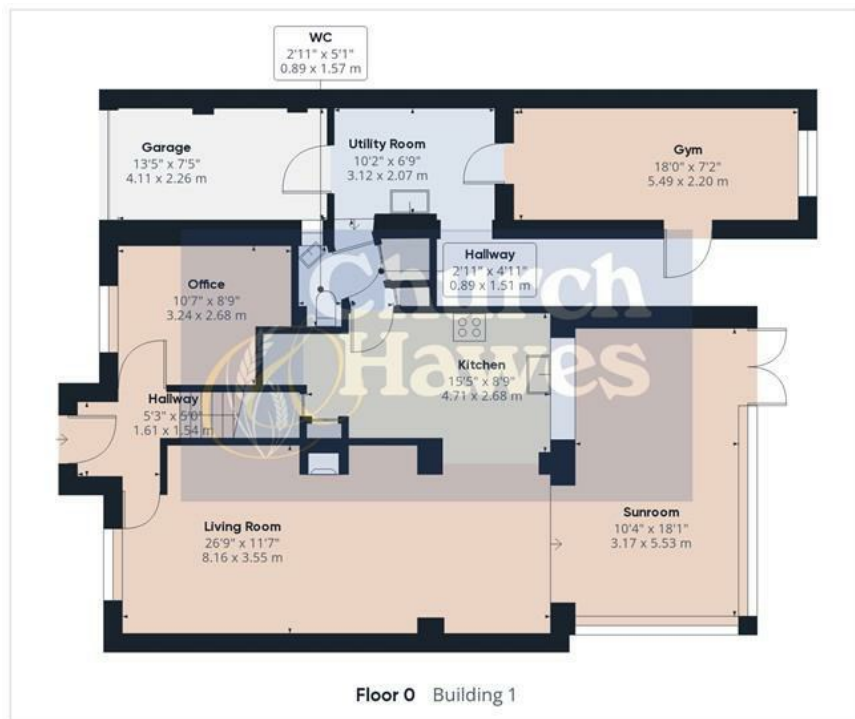
Estate Agents, Valuers, Letting & Management Agents

Guide Price £550,000 - £600,000. NOW FOR SALE WITH NO ONWARD CHAIN! AN EXTENDED AND VERSATIVE FOUR/FIVE BEDROOM DETACHED HOME LOCATED CLOSE TO TIPTREE VILLAGE CENTRE AND IT'S EXTENSIVE LIST OF LOCAL SHOPS AND AMENITIES. This property is also considered perfect for the commuter with Kelevdon offering access onto the A12 and it's station only being 3.2 miles away.

To the First Floor this property boasts Four Bedrooms with the Main Bedroom benefiting from En-Suite Shower Room and Walk-in Wardrobe. The remaining bedrooms are serviced by a four piece Family Bathroom.

The substantial Ground Floor features a contemporary Living Area incorporating a Living Room with Breakfast Area and Kitchen which is semi open plan to the Dining/Garden Room. Further reception rooms on this floor include a Study and Cinema Room (which could also function as a fifth bedroom). The property also features a Ground Floor Cloakroom and Utility Room which also offers access into the integral Garage.

Externally this home boasts ample Parking on the block paved Driveway and in the Garage. There is a private Rear Garden which includes a Summer House, Brick built BBQ area with a range of paved seating areas. VIEWING THIS HOME IS CONSIDERED ESSENTIAL! EPC: D, Council Tax: E.



Approximate total area<sup>(1)</sup>  
 1912.89 ft<sup>2</sup>  
 177.71 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Bedroom 13'11 x 10'7 plus walk in wardrobe (4.24m x 3.23m plus walk in wardrobe)**

Two double glazed windows to front, radiator, built in wardrobes with sliding mirrored doors, further walk in wardrobe, door into:

**En-Suite Shower Room 5'8 x 4'7 (1.73m x 1.40m)**

Obscure double glazed window to rear, heated towel rail, shower cubicle, low level W.C., wash hand basin, tiled to walls.

**Bedroom 11'8 x 9'9 (3.56m x 2.97m)**

Double glazed window to front, radiator.

**Bedroom 10'2 x 7'1 (3.10m x 2.16m)**

Double glazed window to rear, radiator.

**Bedroom 8'6 x 7'5 (2.59m x 2.26m)**

Double glazed window to side, radiator.

**Four piece Family Bathroom 10'11 x 6'3 (3.33m x 1.91m)**

Double glazed window to rear, corner bathroom, shower cubicle, low level w.c., wash hand basin, fully tiled.

**Landing**

Double glazed window to rear, doors to first floor accommodation, stairs down to:

**Entrance Hall**

Part glazed entrance door to front. wood effect flooring doors to Living Room and:

**Study 10'7 x 8'9 (3.23m x 2.67m)**

Window to front, radiator, coved to ceiling.

**Living Room 26'9 x 11'7 (8.15m x 3.53m)**

(Measurement includes Breakfast Area), Double glazed window to front, wood effect flooring, fireplace with log burner, coved to ceiling, open to:

**Breakfast Area**

Wood effect flooring, coved to ceiling open to Garden Room and:

**Kitchen 15'5 x 8'9 (4.70m x 2.67m)**

Range of matching eye and base level units, granite work surfaces with sink inset with mixer tap, double oven, electric hob with extractor above, integrated dishwasher, space for American style Fridge/Freezer (smart Fridge/Freezer could remain subject to price agreed, still under warranty), Breakfast bar with granite work surface, tiled to floor, heated towel rail, tiled to walls, door to inner hall.

**Garden Room 18'1 x 10'4 (5.51m x 3.15m)**

Wood effect flooring, pitched ceiling, double glazed double doors to rear, double glazed windows to rear and side, radiator, wood effect flooring.

**Inner Hall**

Access to airing cupboard, open to Utility Room and door to:

**Cloakroom 5'1 x 2'11 (1.55m x 0.89m)**

Low level w.c., wash hand basin with vanity unit below, radiator, tiled to floor.

**Utility Room 10'2 x 6'9 (3.10m x 2.06m)**

Double glazed velux window to ceiling, range of eye and base level units, sink drainer unit with mixer tap, space and plumbing for washing machine, space for further under counter appliance, fitted wine rack, tiled to floor, doors to Cinema/Bedroom 5 and:

**Garage 13'5 x 7'5 (4.09m x 2.26m)**

Electric roller door to front, power and light connected.

**Cinema Room/Bedroom 5 18'0 x 7'2 (5.49m x 2.18m)**

Part double glazed door to side, double glazed window to rear, pull down screen and projector (to remain subject to price).

**Rear Garden**

Patio area with pergola above ideal for outside entertaining, brick built BBQ area, summer house, side access to front, mainly laid to lawn.

**Frontage**

Block paved driveway providing parking for numerous vehicles, dwarf brick wall to front boundary.

**Agents Note**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Church Hawes



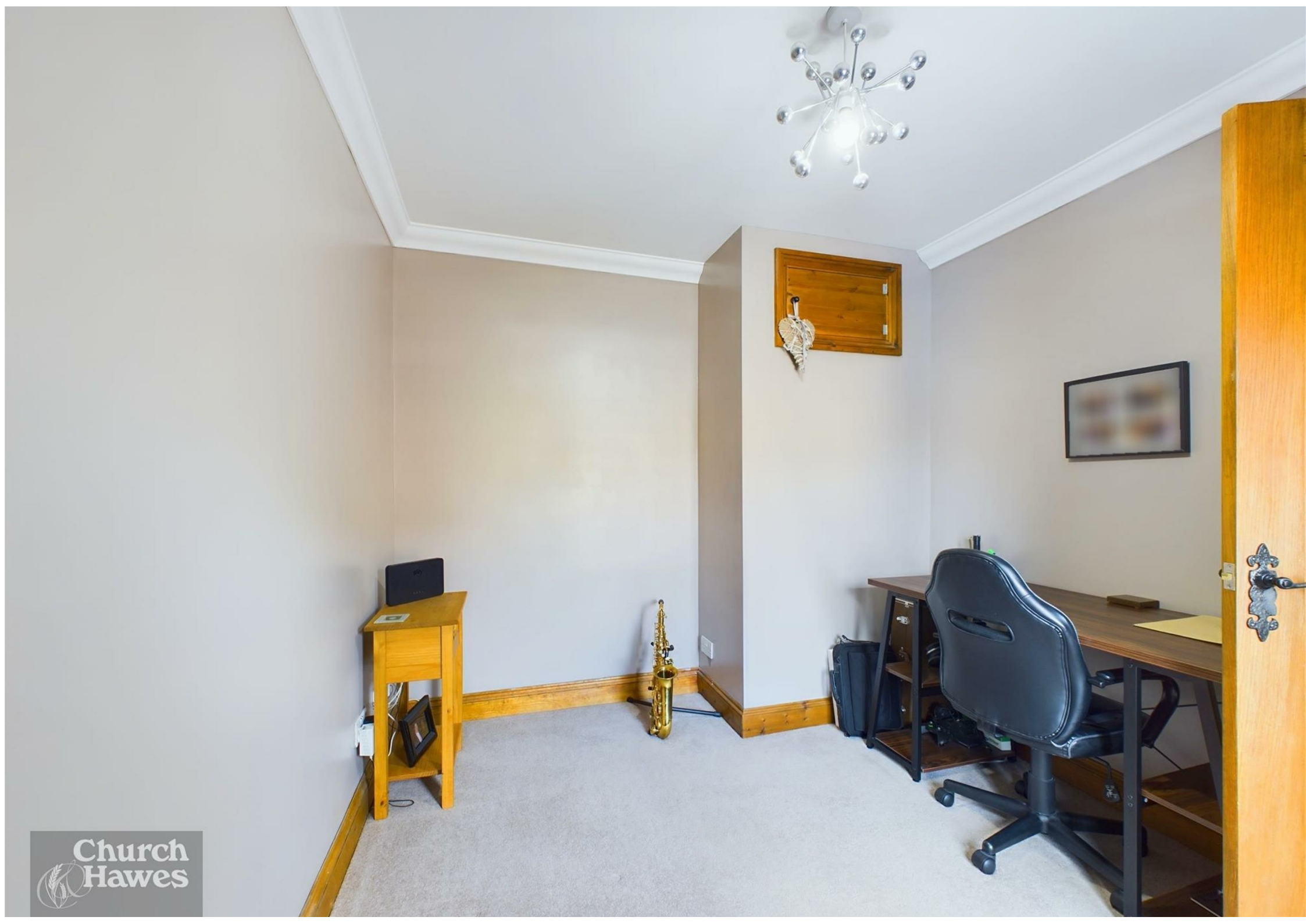
Church Hawes



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