



10 Seldon Road, Tiptree , CO5 0HH
Price £825,000

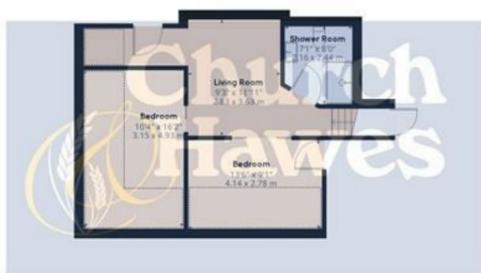
LOOKING FOR A LARGE FAMILY HOME? THIS FIVE BEDROOM DETACHED RESIDENCE HAS TO BE VIEWED!. With versatile accommodation spanning approx. 3716 sqft, accommodation currently features Five Bedrooms which are serviced by a Family Bathroom and a further Shower Room. The extensive Ground Floor is accessed from the Entrance Porch which boasts a bespoke shoe rack perfect for the large family. From there, the Entrance Hall leads to further accommodation including a Ground Floor Cloakroom and Utility cupboard. There is an L-Shaped Living/Dining Room with a log burner set into the feature fire place. The heart of the home simply must be the bespoke Kitchen/Family Room which has a range of fitted appliances and a central island which has inset electric hob and single gas burner with an extractor above. There are three eye level ovens and an integrated Coffee Machine, From here there are Bi-Fold doors to the rear leading into the Garden. The Garden itself features a sunken firepit/seating area with further paved seating area and an area of lawn. The Garden also offers access into the Gym. To the front of the property, there are two driveways. One also leads to the Double Carport and Double Garage. The house is tucked away off a no through road which is very convenient for access to the village centre and it's extensive list of amenities. Viewing this property is consider essential in order to appreciate it's exceptional size and quality. EPC: D, Council Tax: F.



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 3716.77 ft²
 345.3 m²

Reduced headroom
 156.46 ft²
 14.54 m²

Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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 16'2 x 10'4

Velux window to front, sliding door to:

Living/Games Room 11'1 x 9'3 (3.38m x 2.82m)

Access to eaves storage, fitted storage unit, stairs down to first floor, door to Shower Room and sliding door to:

Bedroom 13'6 x 9'1 (4.11m x 2.77m)

Two velux windows to front, door to full length storage cupboard.

Shower Room 8'0 x 7'1 (2.44m x 2.16m)

Velux window to rear, heated towel rail, suite comprising, tiled shower, wash hand basin with mixer tap and drawers below, w.c., part tiled walls and tiled floor, under floor heating.

Landing

Access to airing cupboard, radiator, coved to ceiling, doors to further accommodation including:

Bedroom 16'9 x 8'8 (5.11m x 2.64m)

Double glazed window to rear, radiator, fitted wardrobes, wood effect karndean flooring, coved to ceiling.

Bedroom 16'9 x 9'5 (5.11m x 2.87m)

Double glazed window to rear, fitted wardrobe, radiator, coved to ceiling.

Family Bathroom 9'3 x 5'9 (2.82m x 1.75m)

Velux window to side, bath with central mixer tap, w.c., fully tiled shower unit with sliding door, wash hand basin with mixer tap and drawer unit below, part tiled to wall, tiled floor, coved to ceiling, under floor heating.

Bedroom 18'6 x 19'3 (5.64m x 5.87m)

Double glazed window to front, two sets of fitted wardrobes, ceiling fan, coved to ceiling.

Entrance Hall 12'3 x 6'0 (3.73m x 1.83m)

Radiator, door to Utility Cupboard, radiator, Neptune porcelain tiled, wood effect flooring, doors to Kitchen/Family Room and Living/Dining Room, further part glazed door to:

Ground Floor Cloakroom

Wash hand basin with mixer tap and drawers below, w.c., radiator, under floor heating, part tiled to walls, Neptune porcelain tiled, wood effect flooring,.

Entrance Porch 9'5 x 6'11 (2.87m x 2.11m)

Two part obscure glazed doors to front with double glazed windows to sides and ceiling, radiator, fitted storage trunk, bespoke fitted shoe rack, Neptune porcelain tiled, wood effect flooring,.

Dining Room 18'3 x 12'4 (5.56m x 3.76m)

Double glazed window to front, further double glazed bow window to front, two radiators, full length fitted storage cupboards, coved to ceiling, open to:

Living Room 20'3 x 13'3 (6.17m x 4.04m)

Double glazed window to rear, radiator, feature fireplace with log burner, bespoke fitted storage, coved to ceiling, part glazed double doors into:

Kitchen/Family Room 30'6 x 16'3 (9.30m x 4.95m)

Two adjoining sets of bifold doors to rear garden, double glazed lantern to ceiling, Neptune porcelain tiled, wood effect flooring, under floor heating, integrated fridge and freezer, island with electric induction hob and single gas burner with extractor above, three integrated Siemens ovens and integrated Siemens coffee machine, stainless steel sink with mixer tap set into work surface, range of units, integrated Bosch dishwasher, speakers to ceiling.

Rear Garden

Commences with paved setting area which leads to sunken firepit with fitted seating, lawned area to one side with raised planting areas, timber pergola, access to front via pathway and timber side gate, double glazed door into:

Gym 18'10 x 13'6 (5.74m x 4.11m)

Double glazed bifold doors into Garden, spotlights to ceiling, door into:

Store Room 13'8 x 10'8 (4.17m x 3.25m)

Double doors to Driveway.

Carport 18'7 x 18'5 (5.66m x 5.61m)

Leading to:

Double Garage 24'1 x 18'8 (7.34m x 5.69m)

Two double glazed windows to rear, two up and over doors to front, power and light connected.

Frontage

Two block paved driveways, block paved pathway to entrance door, area of lawn.

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.

