



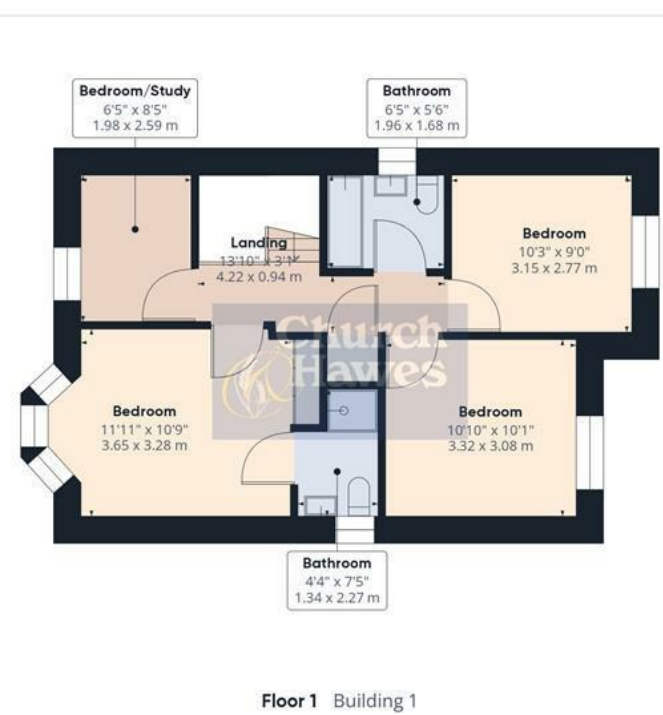
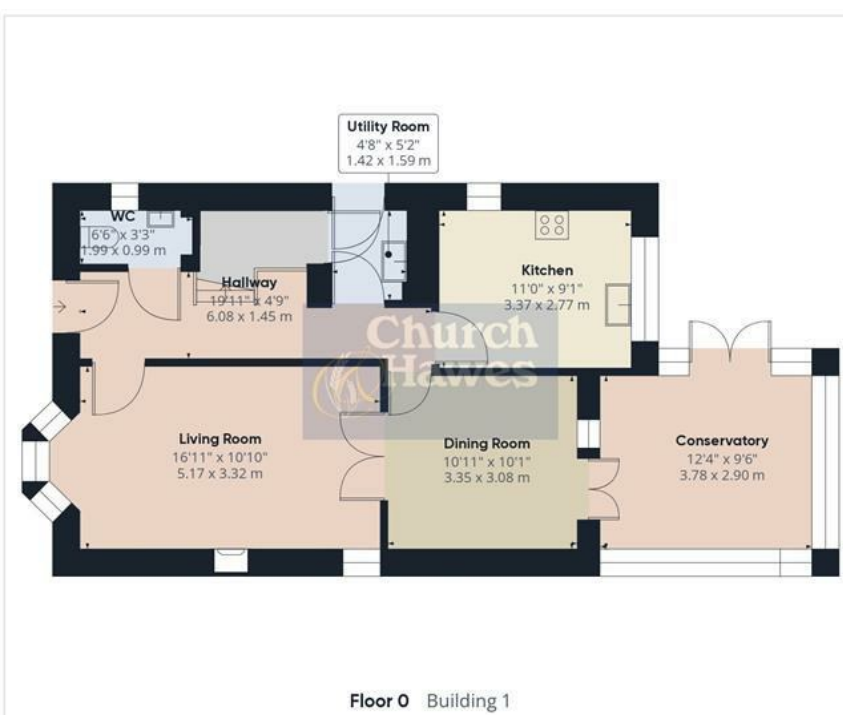
7 Mill Close, Tiptree , CO5 0LE
Offers in excess of £495,000

Church & Hawes

Est. 1977

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FOR SALE WITH NO CHAIN AND LOCATED IN A HIGHLY DESIRABLE TIPTREE CUL DE SAC WITHIN EASY REACH OF THE VILLAGE CENTRE AND AN EXTENSIVE LIST OF AMENITIES is this Four Bedroom Detached home! Accommodation comprises Four First Floor Bedrooms with a refitted En-Suite to Bedroom 1 in addition to the Family Bathroom. The extensive Ground Floor is accessed from the Entrance Hall and features refitted Ground Floor Cloakroom, Kitchen and Utility Room. The property's Reception Rooms are currently arranged as a Living Room that is semi open plan (with double doors) to the Dining Room which affords access onto the Conservatory overlooking the neatly landscaped Garden. Ample Parking is also available on the Driveway and in the Double Garage. Viewing this well presented home is considered essential to appreciate it's quality and convenience. EPC Rating: C, Council Tax: E.



Approximate total area⁽¹⁾
 1488.43 ft²
 138.28 m²



(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Bedroom 11'11 x 10'9 (3.63m x 3.28m)

Double glazed bay window to front, radiator, double wardrobe, television point, coved to ceiling, door to:

En-Suite 7'5 x 4'4 (2.26m x 1.32m)

Obscure double glazed window to side, suite comprising w.c., wash hand basin with mixer tap with storage below heated towel rail, tiled shower unit, tiled to walls, wood effect flooring.

Bedroom 10'10 x 10'1 (3.30m x 3.07m)

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

Bedroom 10'3 x 9'0 (3.12m x 2.74m)

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

Bedroom/Study 8'5 x 6'5 (2.57m x 1.96m)

Double glazed window to front, radiator, fitted double storage cupboard, wood effect flooring, coved to ceiling.

Bathroom 6'5 x 5'6 (1.96m x 1.68m)

Obscure Double glazed window to side, low level w.c., pedestak wash hand basin, panelled bath with shower/mixer tap, heated towel rail, part tiled walls and tiled floor.

Landing

Access to loft and airing cupboard, half height window to side, stairs down to:

Entrance Hall

Part glazed entrance door to front, radiator, coved to ceiling, wood flooring, doors to further accommodation including:

Cloakroom 6'6 x 3'3 (1.98m x 0.99m)

Obscure double glazed window to side, wash hand basin with tiled splash backs, mixer tap and

cupboard below, w.c., radiator, wood effect flooring.

Utility Room 5'2 x 4'8 (1.57m x 1.42m)

Part obscure glazed door to side, under stairs storage cupboard, wall mounted gas boiler, 1 1/2 stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine, range of units, extractor fan, coved to ceiling.

Kitchen 11'0 x 9'1 (3.35m x 2.77m)

Double glazed window to side and rear, range of matching units, composite 1 1/2 bowl sink drainer unit with mixer tap set into work surface integrated fridge/freezer, four ring electric hob, with extractor, Neff Double oven, integrated dishwasher, tiled floor.

Dining Room 10'11 10'1 (3.33m 3.07m)

Radiator, coved to ceiling, dado rail, double glazed double doors to Conservatory and double doors to:

Living Room 16'11 x 10'10 (5.16m x 3.30m)

Double glazed bay window to front, double glazed window to side, coved to ceiling, radiator, dado rail, television point, feature fireplace.

Conservatory 12'4 x 9'6 (3.76m x 2.90m)

Double glazed doors to sides and rear, double glazed double doors to side, double glazed pitched ceiling, radiator.

Rear Garden

Block paved seating area to side of Conservatory with electric awning, pathway extending to side gate, door and garage, block paved storage area to rear of Double Garage, mainly laid to lawn with a range of established planting borders, fenced to boundaries, outside tap.

Double Garage and Parking 17'11 x 15'3 (5.46m x 4.65m)

Up and over door to front, door to Garden, ample off street Parking.

Frontage

Low level hedging with pathway leading to entrance door,

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 themselves 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.

