





Ketley Close, Tiptree, Colchester, CO5 0FH

william h brown

welcome to

Ketley Close, Tiptree, Colchester

This stunning detached house is situated in the popular village of Tiptree, around 10 miles south west of Colchester. The village benefits from local shops, amenities, restaurants, cafes and pubs, as well as four primary schools, a secondary school, the infamousTiptree jam factory and Tiptree Heath.













This attractive detached home is situated in a popular village location, offering excellent access to amenities, transport links (a train station can be found around 4 miles away in Kelvedon and the A12 is also within easy reach) as well as lovely countryside walks. The property offers beautifully presented and spacious accommodation throughout, as well as off road parking, a garage and lovely rear garden.

Entrance Door To:

Entrance Porch
With further door to:

Lounge
Upvc double glazed windows to front and rear, two radiators, stairs to first floor, door to:

Kitchen / Diner
Comprehensive range of modern matching wall and base level unit, quartz work surfaces, inset stainless steel sink and drainer unit with mixer tap, integrated electric hob with extractor over, integrated eye level oven and microwave, unit with space for American style fridge/freezer, space for washing machine, spotlights, laminate wood flooring, built-in storage cupboard, upvc double glazed French doors to garden.

First Floor Accommodation

Landing
Built-in cupboard, doors to:

Bedroom One
Upvc double glazed window to front and skylight window to rear, radiator, fitted dressing table and drawers, carpet, sloping ceiling.

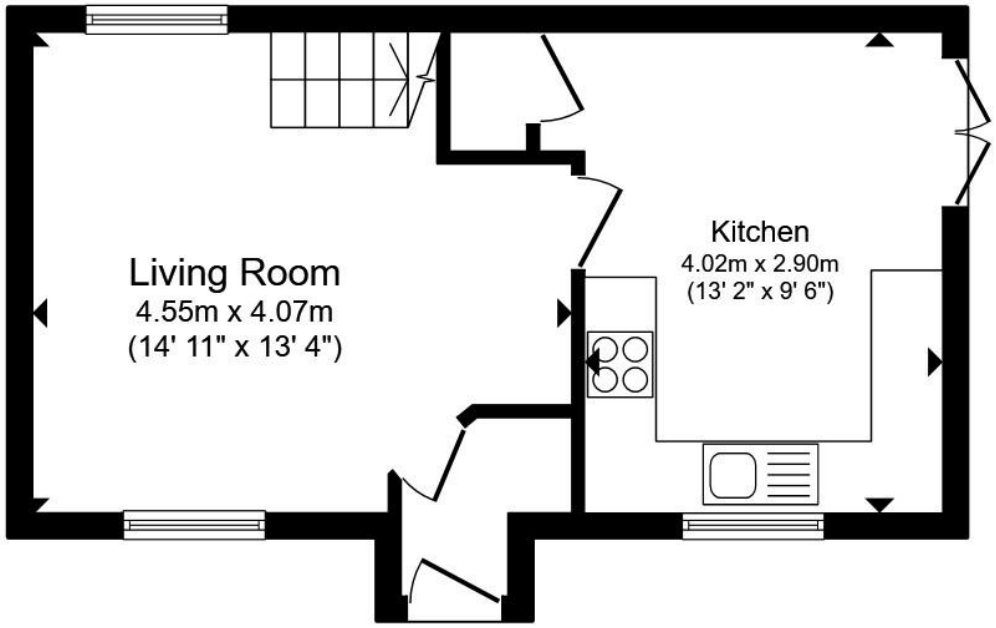
Bedroom Two
Upvc double glazed windows to front and side, radiator, carpet.

Shower Room
Modern suite comprising walk-in double shower with rainfall shower, concealed cistern w.c. and wash hand basin set into vanity unit with cupboards under, fully tiled walls, wall mounted cabinet, heated towel rail, spotlights, extractor fan.

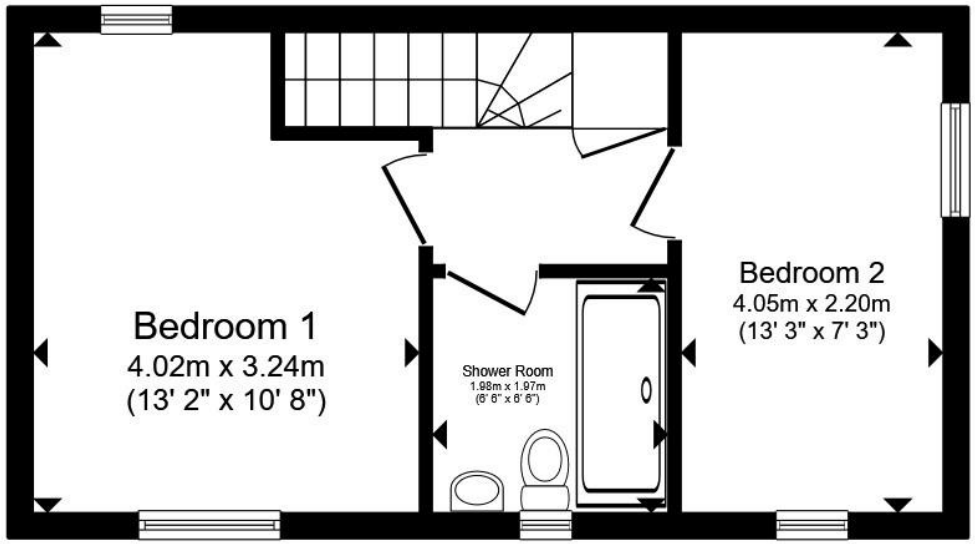
Outside
There is a driveway providing off street parking and leading to Garage with up and over door, power and light connected, eaves storage and personal door to rear garden.

The lovely rear garden commences with patio area, the remainder being laid to lawn with inset flowers, shrubs and trees, as well as summer house. The garden is fully enclosed and provides a tranquil space for relaxing and entertaining.

Agents Note
Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 61.9 m² (666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Ketley Close, Tiptree Colchester

- GUIDE PRICE £325,000 - £350,000
- Attractive Detached Double-Fronted House
- Modern Kitchen/Diner & Spacious Lounge
- Two Good Size Bedrooms
- Modern Shower Room
- Enclosed Rear Garden
- Parking & Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

directions to this property:

Refer to map

offers in excess of

£325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121772

The Property Ombudsman

Property Ref:
CCS121772 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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