

oakheart

Grand Central
Manhattan



£375,000

Offers In Excess Of
Church Road, Tiptree, Colchester

Located in the heart of Tiptree on the highly desirable Church Road, this exceptional two-bedroom semi-detached home has been extensively renovated and finished to an outstanding specification throughout, creating a stylish and beautifully presented property ready to move straight into.

The current owners have thoughtfully redesigned and extended the home to perfectly suit modern living, including a stunning single-storey rear extension which has transformed the ground floor into an impressive open-plan kitchen and dining space. Flooded with natural light and offering an ideal setting for both everyday family life and entertaining, the kitchen diner combines contemporary design with practicality and seamlessly connects to the

generous rear garden. Further enhancing the ground floor accommodation is a separate utility room and convenient downstairs WC.

To the front of the property, the spacious lounge offers a warm and inviting atmosphere with a cosy yet elegant feel, providing the perfect retreat for relaxing evenings while still offering ample space for family living.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, both benefitting from built-in storage solutions, maximising space and functionality. The stylish family bathroom has been finished to a high standard with modern fittings and a clean contemporary design.

Externally, the property enjoys a generous rear garden, ideal for outdoor entertaining, children, or simply enjoying the peaceful surroundings. To the front, there is ample off-road parking for up to four vehicles, a rare and highly sought-after feature for such a central village location.

Situated within easy reach of local shops, schools, amenities and transport links, this beautifully upgraded home offers the perfect combination of village charm and modern convenience, making it an ideal purchase for first-time buyers, down-sizers or young families alike.











Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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