



GRACE
ESTATE AGENTS



Blue Road, Colchester,
£525,000



GRACE
ESTATE AGENTS



4



2



2



D

Situated in a popular residential area of Tiptree, home at Blue Road offers stylish and comfortable living, with a fully modernised feel.

The property features a bright and welcoming interior with a contemporary finish, having been thoughtfully updated to a high standard throughout. The living accommodation is well proportioned and sensibly arranged, providing excellent space for both everyday living and entertaining. The modern kitchen offers ample storage and workspace, finished with clean, modern fittings.

Upstairs, the bedrooms are generously sized and benefit from plenty of natural light, complemented by a modern family bathroom.

Externally, the property enjoys a private rear garden, ideal for outdoor dining and relaxation. Additional benefits may include off-street parking and convenient access to local amenities.

Located close to local shops, schools, and transport links, this property combines modern living with the convenience of village life.

Early viewing is highly recommended.

Entrance Hall

Access to the family room, kitchen/diner, bathroom, bedroom four and office. Built in storage and wood style flooring.

Family Room

9'6" x 18'8" (2.90 x 5.70)

Double glazed windows to front and side aspect, brick fireplace with a hearth and wood log burner. Two radiators, access to the kitchen diner and entrance hall.

Kitchen/Diner

9'6" x 18'8" (2.90 x 5.70)

Double glazed windows to rear and side aspect, double glazed French doors to rear aspect, space for dishwasher, integrated ridge, integrated freezer, radiator, space for double gas oven with extractor fan, single bowl sink with mixer tap, matching eye level and base units with work tops over. Kitchen island provided seating for two.





Bathroom

6'7" x 8'3" (2.01 x 2.53)

Double glazed window to rear aspect, low level WC, panelled bath with shower on riser rail and shower screen. Heated towel rail, hand wash basin, tiled flooring and splash back.

Bedroom Five

8'2" x 9'6" (2.50 x 2.90)

Double glazed bay windows to front aspect and radiator.

Bedroom Four

12'5" x 8'2" (3.80 x 2.50)

Double glazed bay windows to rear aspect, storage cupboard with washing machine in and radiator.

Bedroom Three

10'9" x 11'1" (3.30 x 3.40)

Double glazed window to side aspect, radiator and built in storage cupboards.

Bedroom Two

11'5" x 9'6" (3.50 x 2.90)

Double glazed windows to rear and side aspect. Radiator and built in storage.

Master Bedroom

11'1" x 12'9" (3.40 x 3.90)

Double glazed windows to front and side aspect. Radiator, built in storage cupboards and access to ensuite.

Ensuite

11'1" x 5'6" (3.40 x 1.70)

Double glazed to side aspect, heated towel rail, hand wash basin, low level WC, walk in corner shower with shower on riser rail, tiled splash back and flooring.

Double Garage

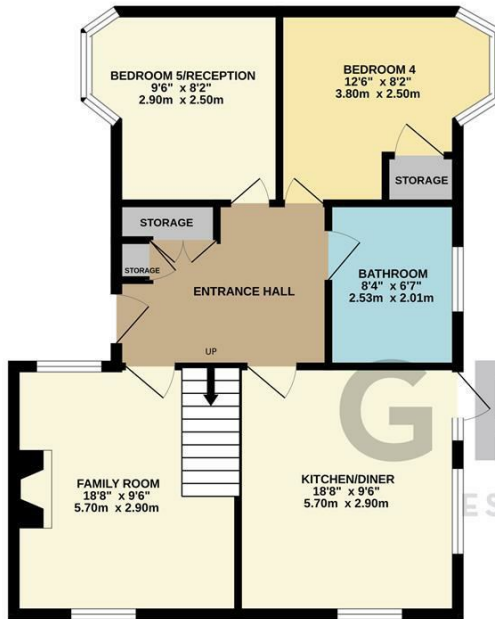
Double garage with power and side access from the rear garden.

Rear Garden

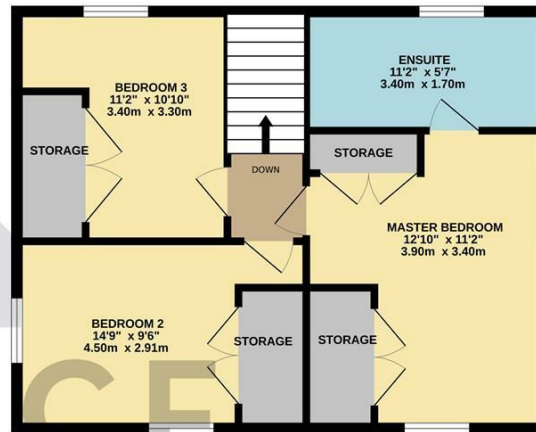
Block paved area from the rear of the property leading to a patio area, wooden decking area with a wooden pergola over. Wooden gate leading to a lawned area which is located next to the double garage. There is also a wrap around lawned area that can be accessed from the patio.



GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

