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GROUP

Firs Road
Tiptree, Colchester, CO5 0BA

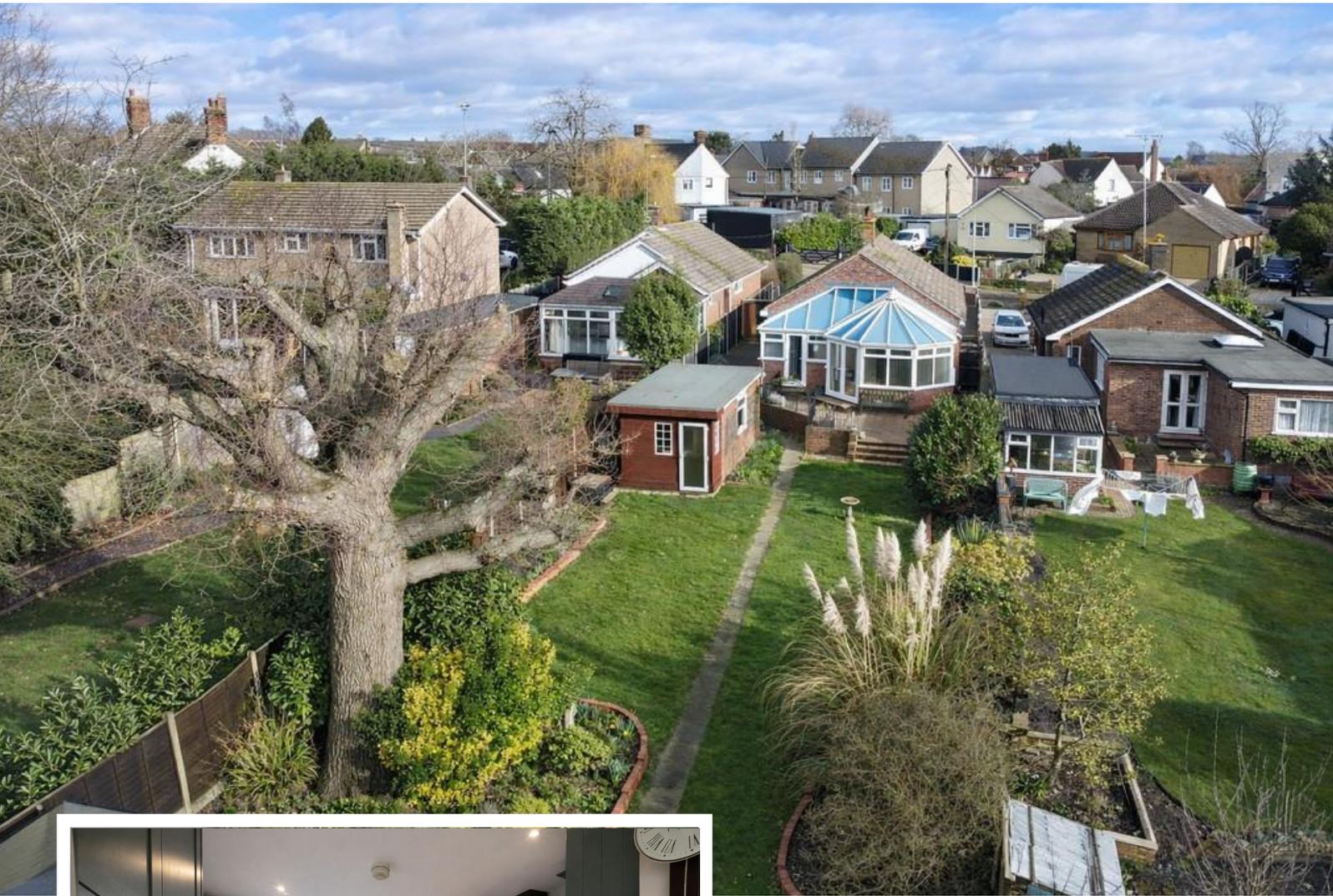
Guide Price £500,000
EPC Rating 'c'

- **THREE DOUBLE BEDROOMS**

- **SUBSTANTIAL SOUTH FACING GARDEN**



Firs Road, Tiptree, Colchester, CO5 0BA



Property Description

Guide price- £500,000-£525,000

We are delighted to present this charming three-bedroom detached bungalow, located in a peaceful private road just a short walk from Tiptree High Street. Meticulously maintained by its current owners, the property boasts a high-end fitted kitchen with top-of-the-range appliances, a recently refurbished shower room, and a spacious open-plan lounge and dining area.

The bungalow offers three generous double bedrooms and benefits from a large rear garden extending to approx. 100ft, providing ample space for outdoor entertaining and family enjoyment. This is a rare opportunity to acquire a well-cared-for home in a highly sought-after location.





PORCH

Enter into porch area, leading on to;

ENTRANCE HALL

Welcoming entrance hall, leading to;

LOUNGE

14' 4" x 10' 9" (4.37m x 3.28m) Window to side aspect, multi fuel burner, oak flooring, stepping down and opening up to;

DINING ROOM

12' 3" x 9' 3" (3.73m x 2.82m) Oak floor continued, radiator, open to the kitchen.



KITCHEN

9' 3" x 8' 8" (2.82m x 2.64m) A beautifully appointed, recently installed shaker-style kitchen forms a real focal point of the home, boasting an extensive range of matching wall and base units finished with premium quartz worktops. A suite of high-specification integrated appliances includes a Bosch dishwasher, Neff fridge and an impressive Rangemaster cooker, perfectly suited to modern family living and entertaining. Further benefits include a newly installed Vaillant EcoFIT Pure gas boiler (2022). A practical walk-in pantry cupboard offers additional storage and is thoughtfully fitted with internal plug sockets and a quartz work surface.



UTILITY ROOM

A door provides direct access to the rear garden, creating a seamless connection between indoor and outdoor living. The room also offers dedicated space and plumbing for a washing machine, tumble dryer and fridge freezer. For added comfort, the area benefits from underfloor heating.

CONSERVATORY

The space is enhanced by underfloor heating and features double doors opening onto the garden, allowing for an abundance of natural light. Finished with an attractive half-brick design, the room is complete with fitted blinds, which are to remain.



BEDROOM ONE

12' 2" x 10' 9" (3.71m x 3.28m) Window to front aspect, radiator, newly fitted carpet, bespoke fitted cabinetry and wardrobes.

BEDROOM TWO

9' 5" x 9' 2" (2.87m x 2.79m) Window to front aspect, radiator, newly fitted carpet, bespoke fitted cabinetry and wardrobes.

BEDROOM THREE



10' 8" x 9' 6" (3.25m x 2.9m) Window to side aspect, newly fitted carpet, radiator.

SHOWER ROOM

The stylish shower room was refurbished in 2022 and is finished to a high contemporary standard. It features a striking black Welsh slate anti-slip shower tray complemented by a premium Grohe Rainshower unit. Porcelain floor tiling adds a sleek, modern touch, while a newly installed extractor fan and heated towel rail complete this well-appointed space.

OUTSIDE

The property boasts a delightful garden, ideal for both relaxation and outdoor entertaining. From the patio, a set of steps leads down to the main lawn, bordered with well-established shrubs and flowers, creating a serene and private setting. A log store and charming summer house are included, perfect for storage and leisure. A pathway guides you to a productive vegetable patch, beyond which further trees and shrubs provide added privacy. A small fenced section serves as a dedicated wildlife area, leading gently to a picturesque brook. The garage is well-equipped with power and lighting, and secure access is provided via an electric roller door.



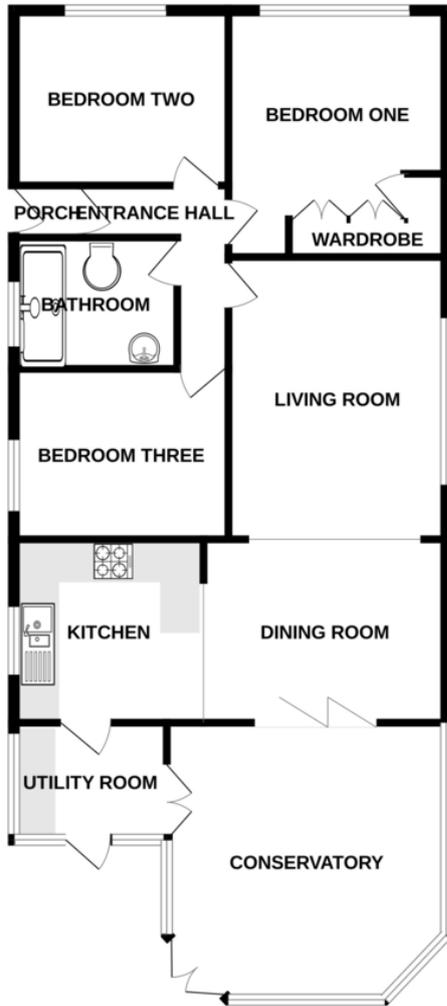
FRONT

A recently installed driveway extending to the side and rear of the property, providing direct access to the garage





GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The floorplan contained here, measurements and no responsibility is taken for any error, is only and should be used as such by any own have not been tested and no guarantee can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements