



## 4 Bedroom Mid Terraced House located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS

**Wilkin Drive  
Tiptree  
Colchester  
CO5 0QP**



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**Guide Price £375,000  
to £400,000**

## FULL DESCRIPTION

### OVERVIEW

We are delighted to offer this Four bedroom family home benefiting from an En-Suite shower room to the principle bedroom, garage and driveway and enclosed rear garden. NO CHAIN!!!

### ENTRANCE HALL

Stairs to first floor, radiator.

### CLOAKROOM

Low level WC, wash basin, radiator, obscure double glazed window to front.

### LOUNGE

**14' 5" x 12' 5" (4.39m x 3.78m)**

Double glazed window to front, two radiators, electric fire, archway through to dining room.

### DINING ROOM

**11' 2" x 8' 1" (3.4m x 2.46m)**

Double glazed French doors to rear, radiator.

### CONSERVATORY

**9' 8" x 8' 6" (2.95m x 2.59m)**

Double glazed windows, French doors to garden.

### KITCHEN

**11' 2" x 7' 2" (3.4m x 2.18m)**

One and a half bowl single drainer sink unit with cupboards under, roll top work surfaces, built in oven, hob and extractor fan, space for washing machine and fridge freezer, radiator, wall mounted gas boiler concealed in cupboard space, double glazed window to rear, door to garage.

### LANDING

Access to loft space, radiator, airing cupboard.

### BEDROOM ONE

**12' 0" x 9' 10" (3.66m x 3m)**

Double glazed window to rear, radiator.

### EN-SUITE SHOWER ROOM

Tiled shower, low level WC, wash basin, radiator.

### BEDROOM TWO

**10' 7" x 10' 5" (3.23m x 3.18m)**

Double glazed window to front, radiator, built in mirrored wardrobes, access to second loft.

### BEDROOM THREE

**15' 7" x 11' 0" (4.75m x 3.35m)**

Double glazed window to front, fitted wardrobes and shelving, radiator.

### BEDROOM FOUR

**8' 7" x 6' 9" (2.62m x 2.06m)**

Double glazed window to rear, radiator.



### **BATHROOM**

White suite comprising of panelled bath with shower attachment and guard, low level WC, wash basin, radiator, obscure double glazed window to rear.

### **OUTSIDE**

To the front aspect there is a block paved driveway providing off road parking leading to garage with up and over door, personal door to garden, space for washing machine and tumble dryer.





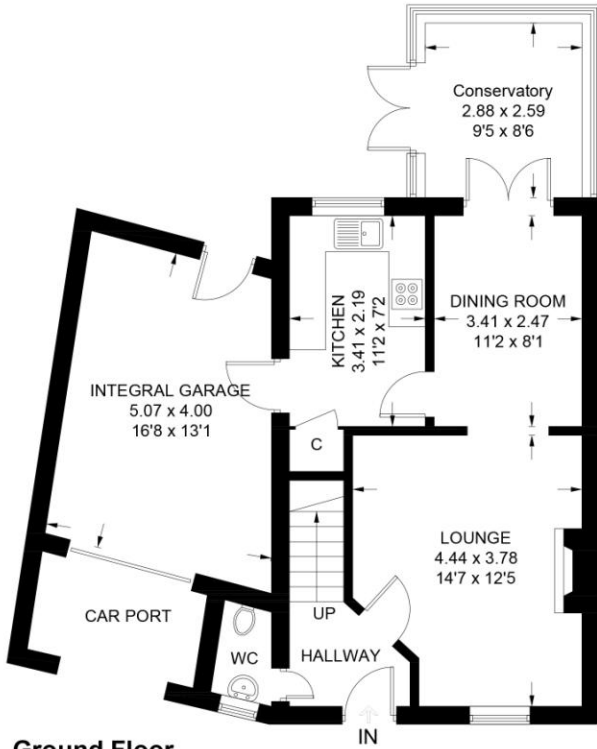


Wilkin Drive, Tiptree CO5 0QP

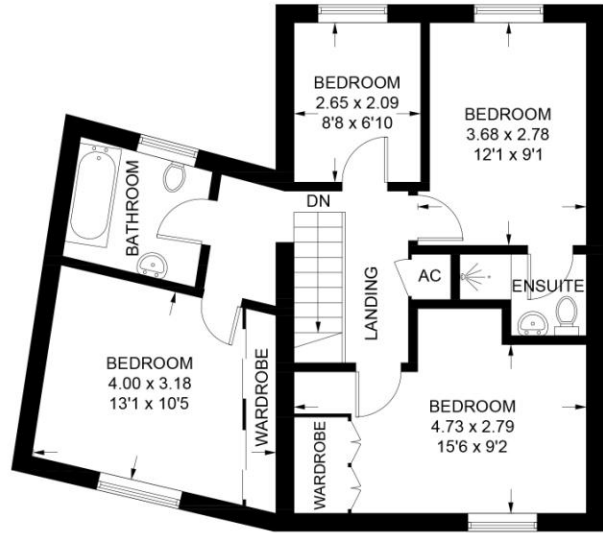


### Wilkin Drive

Approximate Gross Internal Area = 130.7 sq m / 1406 sq ft  
(Including Garage & Excluding Carport)



**Ground Floor**  
69.7 sq m / 750 sq ft



**First Floor**  
61.0 sq m / 656 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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