

## 3 Bedroom Semi-Detached House located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Ketley Close Tiptree Colchester CO5 0FH



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## Asking Price Of £340,000

We are pleased to present this well-appointed three-bedroom semi-detached family home, ideally located in the sought-after village of Tiptree, which offers a fantastic selection of shops, schools, and local amenities.

## FULL DESCRIPTION

### OVERVIEW

We are pleased to present this well-appointed three-bedroom semi-detached family home, ideally located in the sought-after village of Tiptree, which offers a fantastic selection of shops, schools, and local amenities.

The property welcomes you with a bright entrance hall leading through to a spacious and naturally light-filled lounge, enhanced by a charming bay window. To the rear, the modern kitchen/diner is well-equipped and provides an excellent space for both everyday living and entertaining, with double doors opening directly onto the garden. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the first floor offers three bedrooms, including a principal bedroom with its own en-suite shower room, along with a well-appointed family bathroom.

Externally, the property benefits from a garage, generous off-road parking for up to four vehicles, and a private, enclosed rear garden that is unoverlooked and designed for low maintenance.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

### ACCOMMODATION

#### Entrance Hall

Accessed via a part-glazed front door with a window to the front aspect, built-in cupboard, radiator, and laminate flooring.

#### Lounge (4.62m x 3.23m)

A bright and comfortable living space featuring a bay window to the side, additional front-facing window, under-stairs storage cupboard, radiator, and laminate flooring.

#### Kitchen/Diner (4.62m x 2.62m)

Fitted with a comprehensive range of wall and base units incorporating a one-and-a-half bowl sink with drainer and mixer tap, tiled splashbacks, and a four-ring gas hob with extractor over. There is space and plumbing for a washing machine, dishwasher, and fridge/freezer. Additional features include a radiator, laminate flooring, cupboard housing the gas-fired boiler, a front-facing window, and double doors opening onto the garden.

#### Cloak room

Fitted with a low-level W.C., wash hand basin, radiator, laminate flooring, and extractor fan.

#### Landing

Provides access to a boarded loft via ladder, with radiator and laminate flooring.



#### Bedroom One (3.76m x 3.30m)

Window to the side aspect, radiator, laminate flooring, airing cupboard housing the hot water cylinder, and door leading to:

#### En-Suite

Comprising a shower cubicle, wash hand basin, radiator, laminate flooring, extractor fan, spotlights, and a window to the front.

#### Bedroom Two (3.28m x 1.98m)

Window to the front, radiator, and laminate flooring.

#### Bedroom Three (2.72m x 2.59m)

Window to the side, radiator, and laminate flooring.

#### Family Bathroom

Fitted with a panel-enclosed bath with shower attachment, low-level W.C., wash hand basin, radiator, laminate flooring, spotlights, extractor fan, and a window to the front.



#### **OUTSIDE**

##### Front

Off-road parking for up to four vehicles and side access to the rear garden.

##### Rear Garden

A private, enclosed, and unoverlooked garden featuring patio areas to both the immediate rear and the far end, with the remainder mainly laid to lawn. Includes an outside tap and power point.



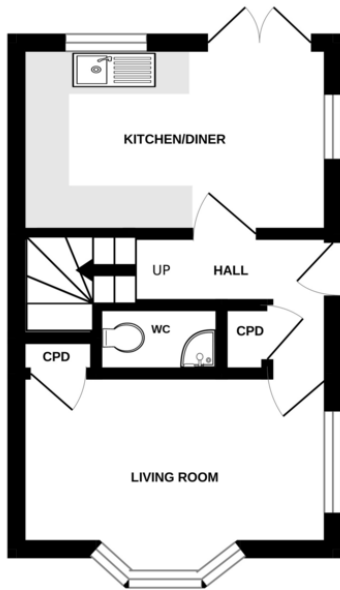
##### Garage

Single garage with up-and-over door, power and lighting connected, eaves storage, and a door providing access to the garden.

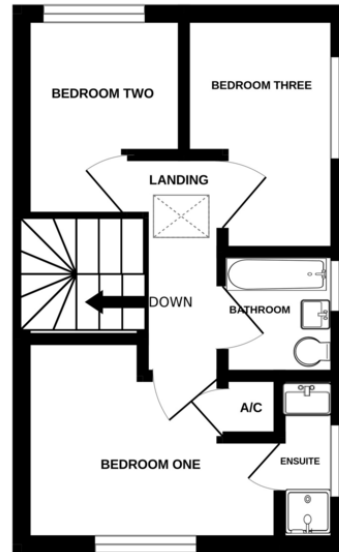


# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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.  
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