



**3 bedroom  
Semi-Detached  
House located  
in Tiptree.**

**Guide Price  
£425,000 - £450,000**



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# Rectory Road Tiptree Colchester CO5 0SX

## FULL DESCRIPTION

### OVERVIEW

Upon entering the property, you are welcomed into the Entrance Hall, accessed via the front entrance door and finished with laminate flooring, providing a practical and inviting introduction to the home.

The hall leads into the impressive Living Room measuring 16'1" x 12'9" (4.90m x 3.89m), a comfortable and well-presented space featuring an open fireplace with a decorative surround, creating a charming focal point. The room is further enhanced by laminate flooring and offers ample space for both seating and entertaining. To the rear, the property benefits from a spacious Conservatory measuring 15'3" max x 10'8" max (4.65m x 3.25m). This light-filled room provides an excellent additional reception space, overlooking the garden and finished with tile-effect laminate flooring, making it ideal as a dining or relaxation area.

The Kitchen/Breakfast Room measures 16'2" x 8'8" (4.93m x 2.64m) and is fitted with a range of wall and base units with roll top work surfaces. There is an inset sink and drainer, space for domestic appliances, and a useful built-in pantry cupboard.

Stairs lead to the first floor landing, which includes access to the loft space via a hatch. The principal bedroom measures 12'11" x 8'8" (3.94m x 2.64m) and offers a comfortable double room with ample space for furnishings. Bedroom Two measures 12' max x 12'3" (3.66m x 3.73m) and is another generously sized double room, providing flexibility for family living.

Bedroom Three measures 9'11" x 5'8" (3.02m x 1.73m) and is currently utilised as a dressing room, complete with built-in furniture and shoe racks, though it could easily serve as a single bedroom or home office.

The Family Bathroom is fitted with a low-level WC, a contemporary glass bowl hand wash basin, and a panel enclosed bath with shower over. The room is fully tiled, offering a clean and modern finish.

### STEP INSIDE

Externally, the front garden is predominantly laid to lawn and enclosed by a brick wall, with mature trees and shrubs enhancing its appeal. A driveway provides off-road parking for multiple vehicles, along with gated side and additional street access.

The rear garden offers a paved patio area, ideal for outdoor seating and entertaining, with the remainder partly laid to lawn and a section of artificial turf for ease of maintenance. The garden is enclosed by panel fencing and further benefits from a shed, which will remain, as well as an outside WC.

A particular highlight of the property is the Annex measuring 20'3" x 9'7" (6.17m x 2.92m). This versatile space offers excellent potential for a variety of uses, such as guest accommodation, a home office, or hobby room, adding further flexibility to this already appealing home.



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Rectory Road, Tiptree, Colchester, CO5 0SX



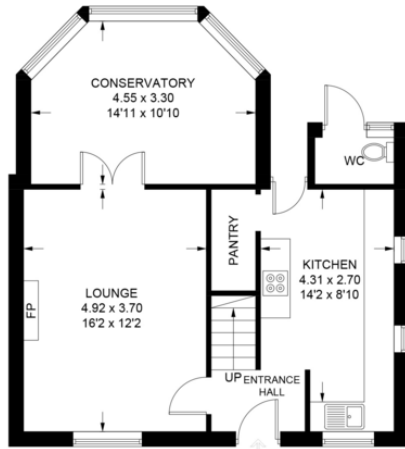
# THE ANNEXE



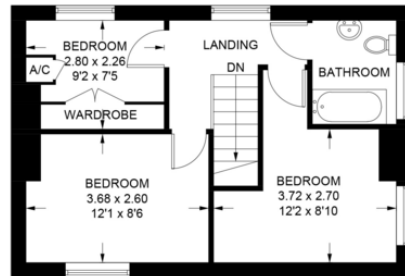
## FLOORPLAN

### Rectory Road

Approximate Gross Internal Area = 87.7 sq m / 944 sq ft  
Annexe / WC = 23.9 sq m / 257 sq ft  
Total = 111.6 sq m / 1201 sq ft



**Ground Floor**  
51.0 sq m / 549 sq ft



**First Floor**  
36.7 sq m / 395 sq ft



**Annexe**  
(Not Shown In Actual Location / Orientation)

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

## DIRECTIONS

three-bedroom semi-detached house featuring a conservatory, garden, large driveway, and gated frontage. Additionally, there is a separate, self-contained wooden cabin in the rear garden with its own side access, which is currently being rented out.

## CONTACT

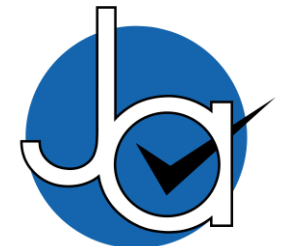
1 Church Road  
Tiptree  
Colchester  
Essex  
CO5 0LG

E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)

T 01621 814334

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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