



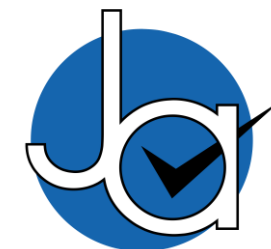
**5 bedroom
Detached
House located
in Tiptree.**

**Guide Price
£550,000 - £575,000**

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Shelley Avenue Tiptree Colchester CO5 0SF

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £550,000-£575,000

We are delighted to offer this Four bedroom detached family home tucked away in a corner plot with delightful gardens being unoverlooked and a one bedroom self-contained annex incorporating a bedroom with En-suite shower room, living area and kitchenette.

ENTRANCE HALL

Radiator, stairs to first floor.

CLOAKROOM

Low level WC, wash basin, radiator.

LOUNGE

20' 2" x 11' 3" (6.15m x 3.43m)

Double glazed window to front, French doors to rear garden, two radiators, Fireplace opening.

DINING ROOM

13' 8" x 9' 8" (4.17m x 2.95m)

Double glazed bay window to rear, radiator, understairs storage cupboard.

KITCHEN/BREAKFAST ROOM

20' 2" x 8' 4" (6.15m x 2.54m)

Stainless steel one and a half bowl single drainer sink unit with cupboards under, matching base and eye level cupboards, solid wood work tops, space for dishwasher and fridge freezer, integrated oven, hob and extractor fan, radiator, double glazed windows to front and rear, space for washing machine.

BOOT ROOM

Double glazed window to side, door to garden, storage cupboard, space for tumble dryer.

LANDING

Access to loft, airing cupboard.

BEDROOM ONE

15' 2" x 9' 2" (4.62m x 2.79m)

Double glazed window to front, radiator, built in wardrobes.

EN-SUITE SHOWER ROOM

Shower, wash basin, low level WC, chrome heated towel rail, obscure double glazed window to front.

BEDROOM TWO

11' 5" x 10' 5" (3.48m x 3.18m)

Double glazed window to front, radiator, wardrobe cupboard.

BEDROOM THREE

10' 7" x 8' 3" (3.23m x 2.51m)

Double glazed window to rear, radiator.

BEDROOM FOUR

9' 5" x 8' 5" (2.87m x 2.57m)

Double glazed window to rear, radiator.

BATHROOM

White suite with panelled bath, low level WC, pedestal wash basin, radiator, obscure double glazed window to rear.



5



3



3



E



EPC

TBC





OUTSIDE

The rear garden is private being mostly laid to lawn being well stocked with flowers and shrubs, several patio areas capturing the sun all day round, outside lighting.

Driveway to the front providing off road parking for several cars.





Shelley Avenue, Tiptree, Colchester, CO5 0SF



The Annex



ANNEX

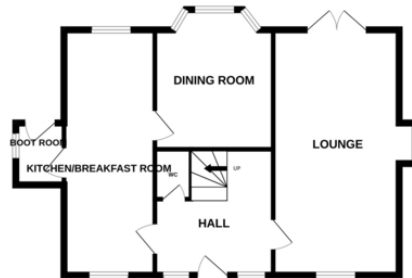
A self-contained Annex which is accessed through a personal front door leading to Lounge/Kitchenette 24'5 x 9'4. From the Lounge area there is a door through to the bedroom 16'8 x 8'7 with an En-suite shower room.

This would be ideal for renting out to generate a form of income, or granny Annex for parents or teenage children.

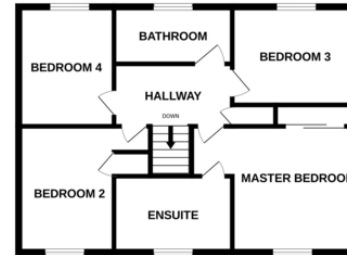


FLOORPLAN

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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DIRECTIONS

CONTACT

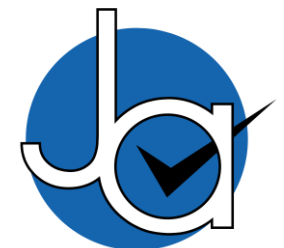
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