



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

**Asking Price Of  
£375,000**

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# Warren Lingley Way Tiptree Colchester CO5 0FE



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## FULL DESCRIPTION

### OVERVIEW

Step into this immaculate and beautifully maintained three-bedroom semi-detached home, located in a quiet residential area of Tiptree. From the moment you enter, the attention to detail and quality of finish is evident, making this property a standout choice for families or professionals seeking modern living in a peaceful setting.

### STEP INSIDE

As you step inside, you're greeted by elegant herringbone flooring that flows throughout the ground floor, adding warmth and character to the space.

The lounge, measuring 13'4" x 9'9", offers a cosy retreat with an open aspect leading into the stylish kitchen/diner. The kitchen, a modern cream shaker design, spans 18'3" x 7'5" and features matching base and eye-level units, a gas hob with extractor fan, integrated single oven, and space for both a washing machine and fridge. A sink with mixer tap sits beneath the rear-facing window, and there's ample room for dining.

From here, step into the spacious conservatory (16'4" x 9'5"), a bright and versatile room with French doors opening onto the garden-perfect for entertaining or relaxing. A convenient cloakroom completes the ground floor, fitted with a low-level W.C. and wash hand basin.

Upstairs, the landing leads to three generously sized bedrooms. Bedroom one (14'7" x 9'3") is a serene space with stylish wall panelling and dual aspect views. Bedroom two (12'8" x 9'9") is currently used as a dressing room and includes a double shower cubicle, while bedroom three (also 12'8" x 9'9") enjoys views to both the front

and rear, offering flexibility as a guest room, nursery, or home office.

The family bathroom is well-appointed with a bath and mixer taps, low-level W.C., and wash hand basin. This home combines modern finishes with thoughtful design, making it a perfect choice for those seeking comfort, style, and practicality.

### STEP OUTSIDE

The property immediately impresses with its attractive frontage, featuring modern cladding and a private driveway offering off-road parking.

To the rear, the garden is beautifully laid to lawn with a well-maintained patio area-ideal for outdoor dining and entertaining. A standout feature of this property is the converted garage, now transformed into a stylish bar/snug measuring 11'7" x 8'0". This versatile space benefits from power and lighting, French doors opening onto the garden, and an electric up-and-over garage door at the front which retains a useful storage area. Inside, there's also access to a loft space, providing additional storage options.





Warren Lingley Way, Tiptree, Colchester, CO5 0FE



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## FLOORPLAN



## DIRECTIONS

### CONTACT

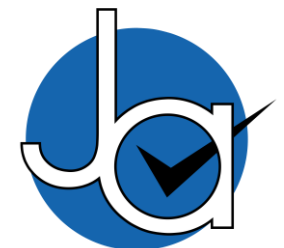
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