



- Detached Three Bedroom Bungalow
- A Wealth Of Bedroom & Living Space Throughout
- Exceptional Kitchen-Diner With Range Style Cooker To Remain
- Three Well Proportioned Bedrooms
- En-Suite Shower Room To Master Bedroom
- Seperate Family Bathroom Suite
- Occupying An Impressive Plot & Position
- Mature Grounds & Gardens
- Offered With No Onward Chain - Viewing Advised

## 39 Strawberry Lane, Tiptree, Colchester, Essex. CO5 0RX.

This well-proportioned, deceptively spacious and attractive bungalow occupies a favourable position in Tolleshunt Knights, a small village with an excellent community and situated on the Blackwater estuary. The property boasts a wealth of living and bedroom space throughout, with the focal point being an impressive 22ft x 11ft kitchen-dining area, home to an array of high gloss units with space for appliances and benefiting from a range style oven (of which is to remain). Making the ideal entertainment space, it is complimented with large french doors to the rear garden, flooding the room with light and further glass panelled double doors provide access to an impressive reception room. This reception room houses a feature fireplace and a further set of french doors, providing access on to large patio area. The bungalow features three large bedrooms, with bedroom accommodation accessible from a welcoming entrance hall. There is the benefit of an en-suite shower room to the master bedroom and a separate family bathroom suite.





# Property Details.

## All Accommodation On One Floor

### Entrance Hall

L shaped hallway, radiator, airing cupboard housing water tank, loft hatch, further doors to:

### Reception Room



19' 9" x 14' 5" (6.02m x 4.39m) UPVC french doors to garden, UPVC bay window to front aspect, radiator, electric feature fireplace in granite surround with hearth, glass panel doors into kitchen:

### Kitchen/Dining area/Breakfast Bar



23' 3" x 11' 9" (7.09m x 3.58m) Full range of modern fitted base and eye level units, cupboards and with work surfaces over (high gloss units), inset 1 1/2 bowl stainless steel sink with drainer and taps over, space for washing machine, dishwasher, tumble dryer, fridge/freezer, UPVC window to rear aspect, range style cooker (to remain) with extractor fan over, tiled splash backs and floor, UPVC french doors to side, inset spot lighting, radiator, breakfast bar area & further dining area space

### Principle Bedroom



12' 7" x 12' 6" (3.84m x 3.81m) UPVC window to rear and side aspect, radiator, further door to:

### En-Suite



8' 4" x 5' 4" (2.54m x 1.63m) Shower cubicle, low level w.c., vanity wash basin, obscured UPVC window to rear aspect, extractor fan, heated towel rail, shaver point

# Property Details.

## Bedroom Two



12' 0" x 12' 0" (3.66m x 3.66m) UPVC window to side aspect, radiator.

## Bedroom Three

12' 3" x 9' 9" (3.73m x 2.97m) UPVC window to front aspect, radiator.

## Bathroom



8' 3" x 6' 3" (2.51m x 1.91m) Panelled enclosed bath with attached shower, vanity wash basin, low level w.c, chrome towel rail, extractor fan, obscured UPC window to rear aspect

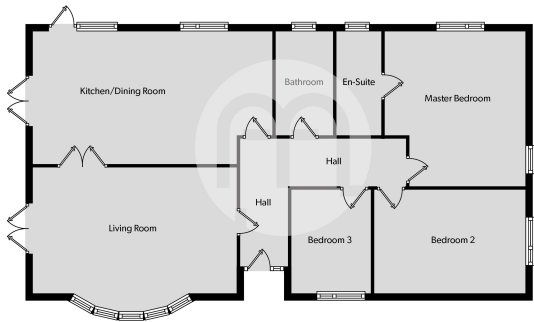
## Outside



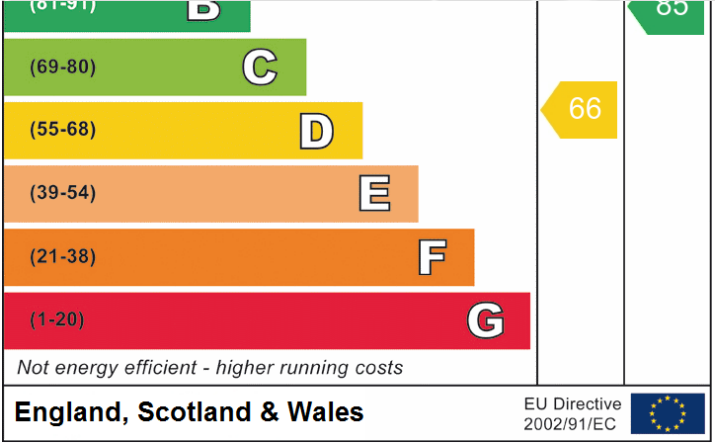
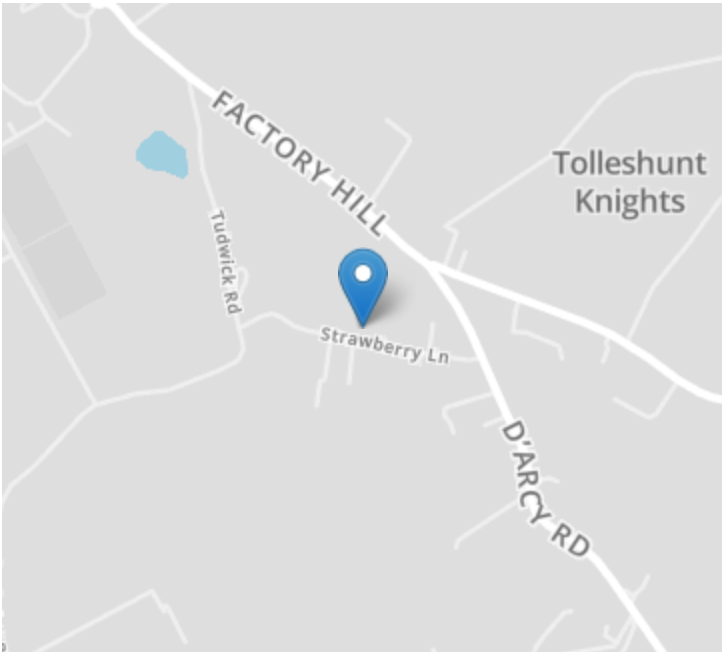
The property resides in a central position of a mature plot, which offers excellent outdoor space and is predominately laid to lawn and enclosed by mature shrubs, bushes, conifers and trees - providing the bungalow with a private feel. There is ample off road parking available on a private driveway to the front of the bungalow for multiple vehicles and the benefit of a double garage. The garage features full power and benefits from eaves storage. There is a side door into the garage, leading in to the rear garden. One of the garage doors is electric, the other manual.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.