



- 3/4 bedroom semi detached house
- Recently block paved driveway
- Spacious lounge/diner with Bi-fold doors
- Ground floor bedroom with shower room
- Cul de sac position
- easy access to local amenities
- Utility room
- Gas central heating & UPVC windows

9 Winston Avenue, Tiptree, Colchester, Essex. CO5 0JU.

** Guide Price £335,000 - £345,000 **

Occupying a tranquil Cul De Sac position within the popular village of Tiptree is this well-presented and deceptively spacious 3/4 bedroom semi detached house. The property itself is favorably positioned within easy reach of a great selection of shops, pubs, local eateries, and both Primary & Secondary Schooling, offering an ideal family home for a variety of prospective purchasers. The ground floor accommodation features an entrance hall that provides access to the first floor, a spacious lounge/diner with Bi-folding doors to the rear garden & a feature log burner, a kitchen/breakfast room, a separate utility area, a study/playroom which could also be used as a fourth bedroom, and a ground floor shower room.



Property Details.

Entrance Hall

Part glazed entry door to front, stairs rising to the first floor, door to;

Lounge



12' 10" x 11' 2" (3.91m x 3.40m) Double glazed window to front, radiator, television & telephone point, log burner, opening to;

Dining Room



10' 10" x 9' 6" (3.30m x 2.90m) Double glazed Bi-fold doors to the rear, radiator, door to;

Kitchen/Breakfast Room



15' 0" x 11' 5" MAX (4.57m x 3.48m) Double glazed window to rear, matching wall & base units with worktops over, inset sink with side drainer unit, space for range cooker with extractor hood over, tiled splashback, space for appliances, double glazed door to the rear garden.

Utility Room

6' 0" x 5' 0" (1.83m x 1.52m) Splash tiling, plumbing for washing machine.

Study/Fourth Bedroom



10' 0" x 7' 0" (3.05m x 2.13m) Double glazed window to front, radiator, door to;

Shower Room



WC, hand wash basin with vanity unit underneath, fully tiled walls, heated chrome towel rail, shower cubicle which is fully tiled.

First Floor Landing

Loft access, doors to;

Property Details.

Bedroom One



12' 9" x 8' 2" (3.89m x 2.49m) Double glazed window to front, radiator, large fitted wardrobes, built-in storage cupboard/wardrobe.

Bedroom Two



11' 6" x 9' 0" (3.51m x 2.74m) Double glazed window to rear, radiator.

Bedroom Three

9' 6" x 6' 6" (2.90m x 1.98m) Double glazed window to front, radiator, built-in storage cupboard.

Family Shower Room



Opaque double glazed window to rear, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, large walk-in shower which is fully tiled, tiled walls.

Rear Garden



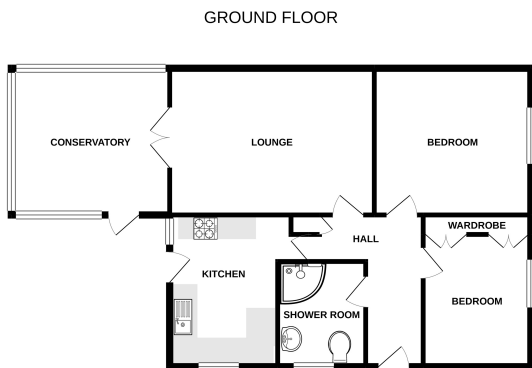
The rear garden commences with a paved patio area with the remainder laid to lawn, raised decking area, enclosed by panelled fencing, outside tap, summer house with power & lighting.

Parking

There is a block paved driveway to the front of the property that provides off-road parking for 2/3 vehicles.

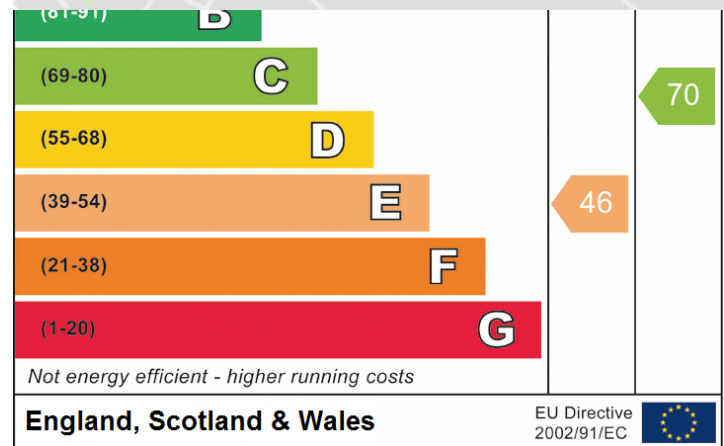
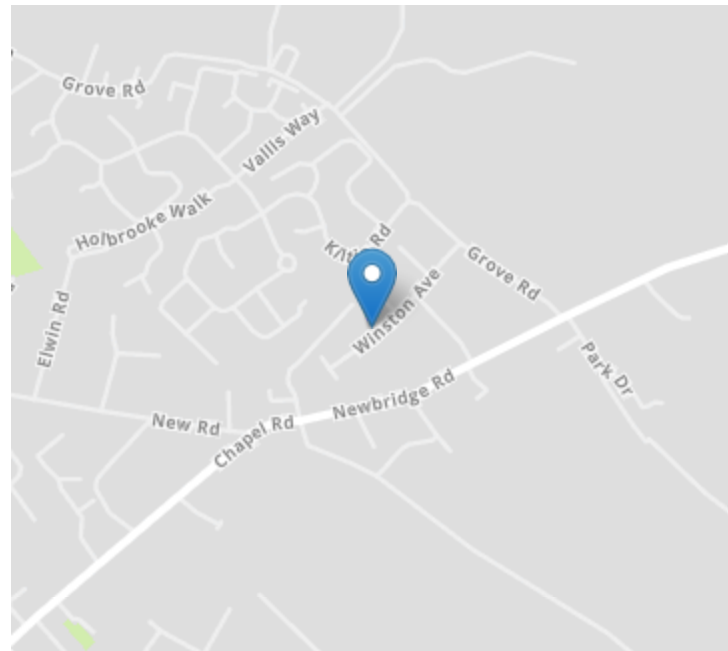
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all dimensions, floor areas and other data are approximate and do not constitute a contract. The plan is for illustrative purposes only and should not be relied upon as a guide to the actual dimensions of the property. The actual dimensions and areas should be confirmed by a professional surveyor. The floor plan is provided as a guide only and should not be relied upon as a guide to the actual dimensions of the property. The floor plan is provided as a guide only and should not be relied upon as a guide to the actual dimensions of the property.

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.