



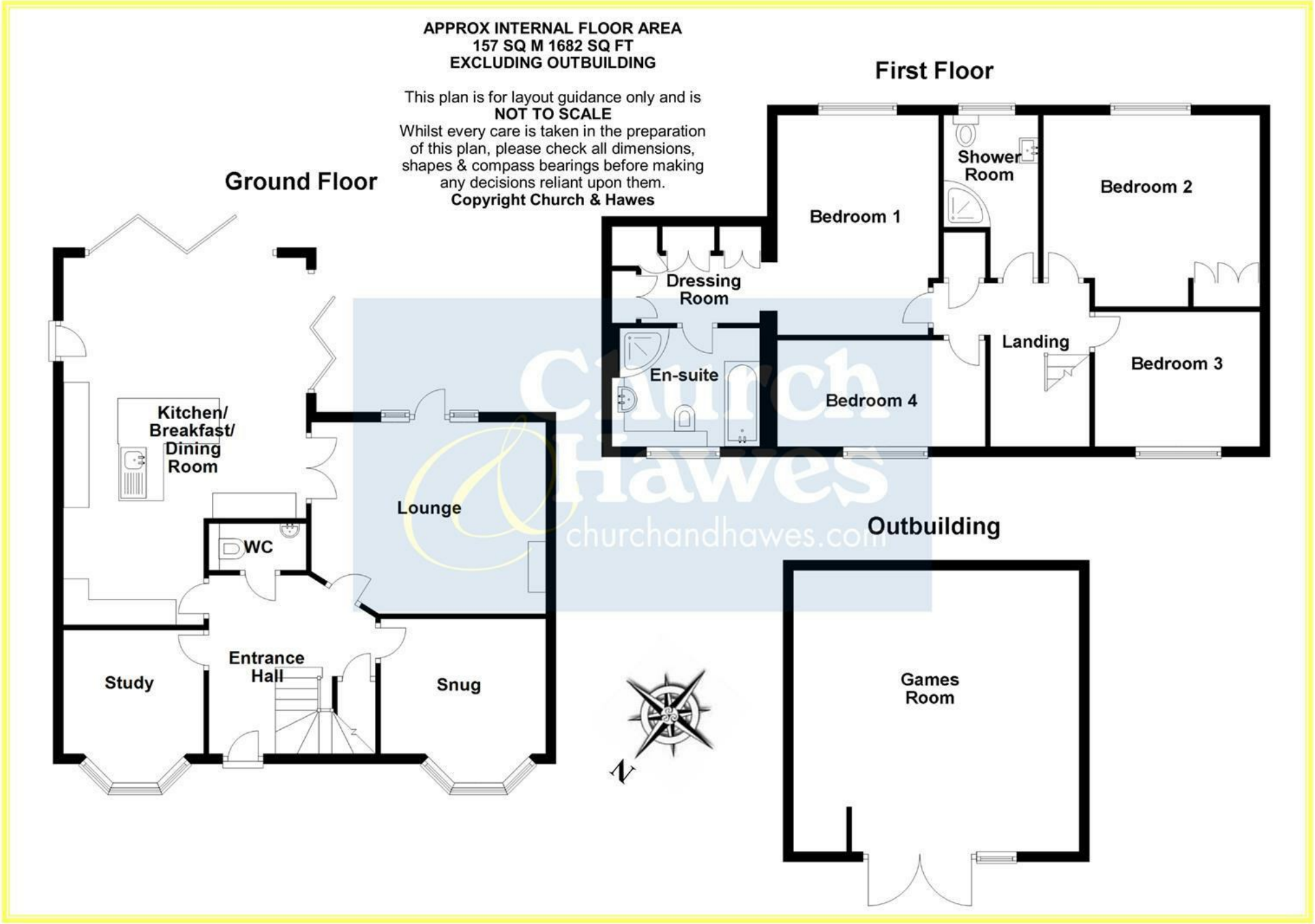
38 Shelley Avenue, Tiptree , Essex CO5 0SF
Guide price £660,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN!! NO ONWARD CHAIN!! Church & Hawes Estate Agents are delighted to offer for sale this FOUR bedroom family home that fronts a wooded area and which is situated in the village of Tiptree with its excellent range of shops, schools and local amenities. The property offers spacious living accommodation consisting of an open plan kitchen/breakfast/family room, lounge and separate dining room, study and cloakroom. There is also under floor heating to the kitchen/breakfast/family room, lounge and entrance hall. The first floor comprises of FOUR DOUBLE bedrooms with DRESSING ROOM and EN SUITE to the principal bedroom. Externally the property benefits from a gated driveway providing parking for multiple vehicles, a detached double garage (currently used as a games room) and an enclosed garden to rear. Tiptree is 14miles to Chelmsford (and 10 miles to Colchester). We highly recommend a viewing to really appreciate all the property has to offer. Council Tax Band F. Energy Efficiency Rating C.





Master Bedroom 14'1 x 10'7 (4.29m x 3.23m)
Double glazed window to rear, radiator. Through to

Dressing Room 7'10 x 6'2 (2.39m x 1.88m)
Fitted wardrobes along two walls, door to

En Suite Bathroom 9'6 x 7'4 (2.90m x 2.24m)
Double glazed window, four piece white suite comprising of wc, wash hand basin and mixer tap with fitted vanity cupboards. Bath with shower attachment. Shower cubicle with shower system. Heated towel rail and tiled to walls.

Bedroom 2 14' x 10'1 (4.27m x 3.07m)
Double glazed window, radiator. Fitted wardrobes along one wall.

Bedroom 3 13'4 x 7'1 (4.06m x 2.16m)
Double glazed window to front overlooking wooded area, radiator.

Bedroom 4 10'10 x 8'10 (3.30m x 2.69m)
Double glazed window to front overlooking wooded area, radiator.

Shower Room
Pvc double glazed window, heated towel rail. Three piece white suite comprising of wc, wash hand basin set onto counter top with vanity unit under and shower cubicle with shower system. Tiled to walls.

Landing
Double glazed window to front, airing cupboard. Access to boarded loft. Stairs down to entrance hall.

Entrance Hall
Part glazed entrance door, tiled flooring, Stairs to first floor. Storage cupboard, under floor heating. Doors to

Cloakroom
Two piece white suite comprising of wc and wash hand basin, radiator and part tiled to walls and tiled to floor.

Study 10'4 x 9' (3.15m x 2.74m)
Double glazed window to front, radiator.

Dining Room 11'1 x 10'8 (3.38m x 3.25m)
Double glazed window to front, radiator.

Lounge 15'3 x 12'4 (4.65m x 3.76m)
Double glazed window over looking rear garden and door to garden. Fire surround with coal effect fire. Under floor heating. Double doors to Kitchen/Breakfast/family room.

Kitchen/Breakfast/Family Room 24'7 x 16' (7.49m x 4.88m)
Stunning BI FOLD doors to the rear and side elevation opening out to the rear garden and patio. The kitchen offers an impressive range of Shaker style base and wall cabinets with integrated appliances that include fridge, freezer, washing machine and dishwasher. Range master, 5 burner with two ovens range cooker. Large island unit with inset sink and mixer tap and breakfast bar. Matching dresser style fitted cabinet to one wall. Personal door to side.

Rear Garden 52' x 42' (15.85m x 12.80m)
This enclosed and secluded garden offers patio areas and shrub and flower borders. Built in BBQ/OVEN. Driveway to side leads to the DETACHED DOUBLE GARAGE.

Detached Double Garage 18'8 x 18'5 (5.69m x 5.61m)
Currently used as a GYM/ENTERTAINING SPACE. Pvc double glazed window and door to garden.

Area Description
Tiptree is a village is situated approx 10 miles (16 km) south-west of Colchester. Surrounding villages include Messing, Tolleshunt Knights, Tolleshunt Major, Layer Marney, Inworth, Birch, Great Braxted, Great Totham and Little Totham.

Tiptree has four primary schools: St Luke's Church of England Primary school, Milldene Primary School, Tiptree Heath Primary School and Baynard's Primary School. Thurstable School provides secondary and sixth form education. The world famous preserves company Wilkin & Sons (Tiptree Jam) hails from the village.

The village is bisected by the B1022 Colchester to Maldon road, and the B1023 Kelvedon to Tollesbury road. Tiptree is also close to the main A12 trunk road which passes through Essex. Bus services link the village to surrounding towns. With Kelvedon Station located approximately 3.5 miles away.

Agents Note
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

