



## Lower Road, Peldon, CO5 7QR

Asking price £700,000

**FOUR BEDROOM DETACHED HOUSE WITH GARAGE & PARKING.** This lovely, detached family home is located in the centre of the delightful village of Peldon and offers stunning views across open fields to Mersea Island and the Blackwater Estuary.

The accommodation on the ground floor consists of a spacious entrance hall, living room with fireplace, separate dining room, study, well equipped kitchen / breakfast room which is open plan to the conservatory with bi fold doors giving access to the garden, utility room and ground floor cloakroom.

On the first floor there are four double bedrooms with an ensuite shower room to the principal bedroom plus a family bathroom with a shower over the bath.

To the front there is ample parking on the graveled driveway which leads to an oversized single garage. To the rear is a beautiful garden with decking and lawns backing directly onto farmland.

The village of Peldon, with a population of around 550, is renowned for its community spirit winning the accolade of Essex Village of the Year in 2019. There are two pub / restaurants, an 11th century church and a thriving community hall which hosts a variety of social and sporting activities from quiz nights, and 'knit & natter' to badminton and table tennis.



### Entrance Hall

17'9" x 6'5" (5.43m x 1.96m)



Stairs leading to first floor, laminated wooden flooring.

### Ground Floor Cloakroom

5'8" x 2'9" (1.74m x 0.86m)



Low level WC, vanity hand basin, extractor fan.

### Kitchen Breakfast Room

15'6" max x 14'9" max (4.73m max x 4.50m max)



Refitted in 2019 with a range of floor and wall mounted units and work surfaces with breakfast bar, central island and inset one and a half bowl sink unit. Full range of integrated appliances including a wine cooler, Neff oven, combination oven / microwave, ceramic hob, dishwasher and AEG fridge freezer. Ceramic tiled floor, radiator, double glazed window to the rear, open plan to conservatory giving a large living / entertainment space.

### Utility Room

5'11" x 5'8" (1.81m x 1.73m)



Door to the side, oil fired combi boiler providing heating and instant hot water, plumbing and space for washing machine, fitted shelving, radiator.



### Conservatory

13'8" x 12'7" (4.17m x 3.86m)



Open plan to the kitchen breakfast room with bifold doors opening onto the garden and further bifold doors leading to the sitting room this offers a versatile living and entertaining space, vertical radiator, ceramic tiled floor.

### Sitting Room

17'10" x 12'8" (5.44m x 3.87m)



Window to the front and bifold doors to the conservatory, feature open fireplace, radiator, laminated wooden flooring.

### Dining Room

10'11" x 10'5" (3.33m x 3.20m)



Window to the front, radiator, laminated wooden flooring.

### Study

10'11" x 6'11" (3.34m x 2.11m)



Window to the side, radiator, built-in cloaks cupboard, carpeted floor.

### Landing



Window to the rear, attractive central balustrade, radiator, airing cupboard with further radiator, carpeted flooring.



### Principal Bedroom

15'6" x 14'8" (4.74m x 4.49m)



Window to the rear with far reaching views , triple, built-in mirror fronted wardrobes, radiator, laminated wooden flooring.

### EnSuite Shower Room

8'7" x 5'4" (2.62m x 1.65m)



Window to the side, double width tiled shower cubicle with glass doors, low level WC, vanity wash basin, towel rail radiator, inset downlighters, extractor fan.

### Bedroom Two

10'10" max x 11'11" (3.32m max x 3.65m)



Window to the front, radiator, carpeted flooring.

### Bedroom Three

12'8" x 8'10" (3.88m x 2.70m)



Window to the front, radiator, carpeted flooring.

### Bedroom Four

9'4" x 8'8" (2.87m x 2.66m)



Window to the rear, radiator, carpeted flooring.

### Family Bathroom

7'3" x 5'4" (2.23m x 1.65m)



Window to the front, paneled bath with shower over and glass shower screen, low level WC, vanity wash basin, towel rail radiator, extractor fan.

### Garage / Workshop

18'4" long x 12'2" wide (5.61m long x 3.73m wide)

This is an oversized single garage with sufficient space for a normal car plus a work / hobby area, outside freezers etc. There is an up and over vehicular door to the front plus a side door leading to the rear garden, with power and light connected and eaves storage.

### Outside Front

The front the property is set back from the road with a mature shrub border, a graveled driveway offering off road parking for 3/4 cars leading to the garage and giving side access to the rear garden. The driveway is partially shared with joint responsibility for the shared section.

### Rear Garden

60' deep (18.29m deep)



The rear garden lawn backs directly onto open farmland with views to Mersea Island and is enclosed on the other sides with flower and shrub borders and mature trees, with a small, ornamental pond and irrigation system

There is a raised, decking seating area, a further shaded seating area beneath a pagoda, external lighting around the base of the conservatory, side access to the front and a door into the garage.

The oil storage tank is tucked away behind the garage.

### Side Garden

Accessed via a gate from the rear garden is a fully enclosed, paved area which houses an 8' x 6' timber shed, which is to remain and a raised vegetable trough.

### RELEVANT INFORMATION

Freehold

Colchester City Council

Council Tax Band F

Mains electricity, water & drainage are connected.

No Gas.

Heating and hot water is via Oil - although other properties in the village have Liquid Gas canisters / tanks.

Fibre, superfast Broadband is connected via County Broadband and currently averaging 393 MPS, although other packages / speeds may be available.

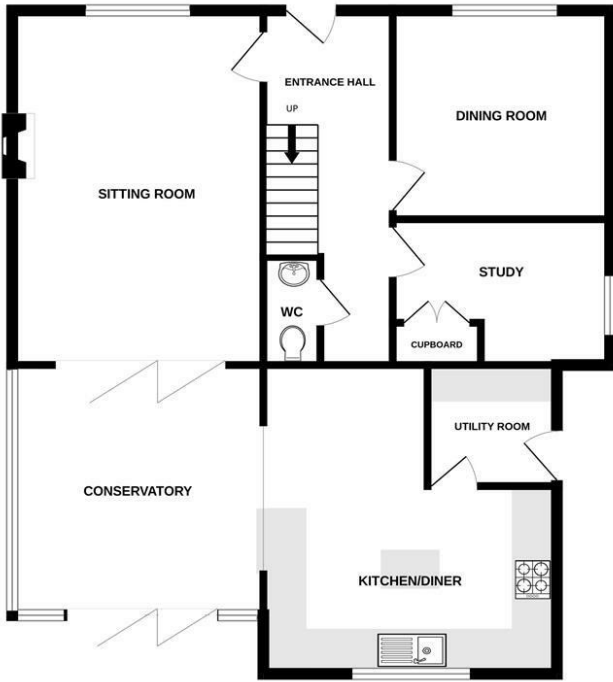
The driveway is partially shared and there will be a joint liability / responsibility for the shared area.

### DISCLAIMER

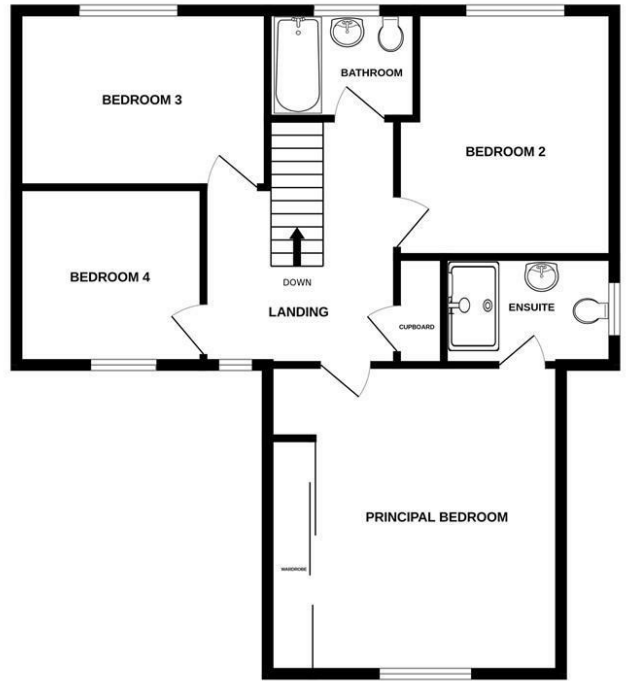
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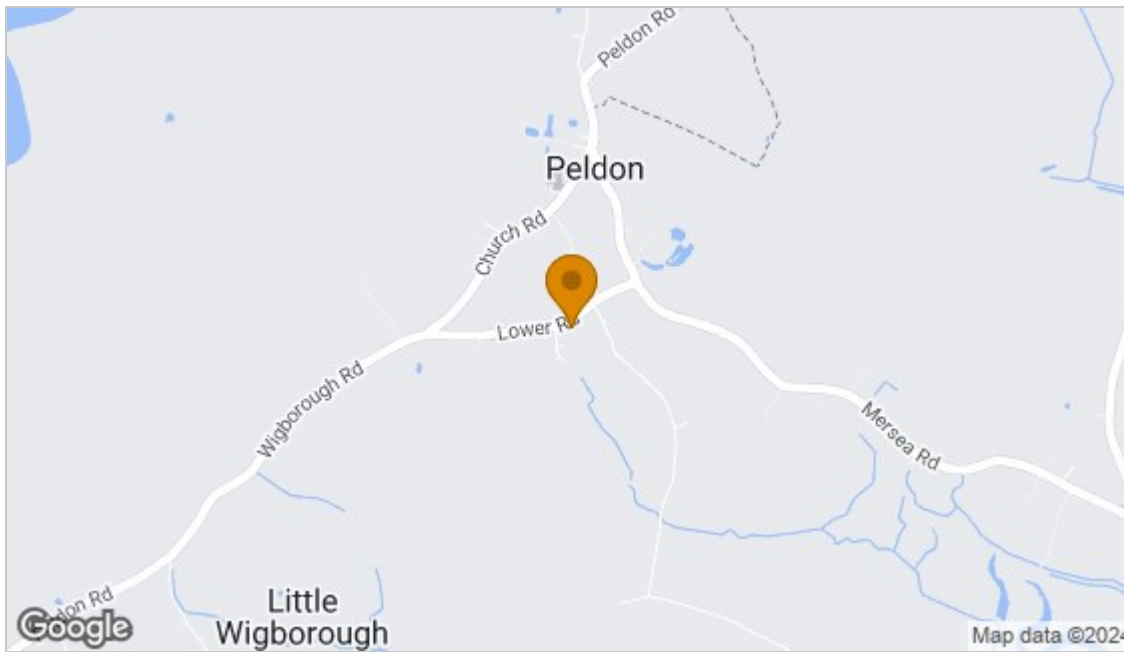
GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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