



CHAPPEL VIEW, SWAN STREET, CHAPPEL

COLCHESTER, ESSEX CO6 2EE

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PERCIVAL

Presented to a very high standard having been thoroughly modernised and sympathetically extended, 'Chappel View' is a detached three-bedroom contemporary bungalow, with the added benefit of a work from home garden studio with its own independent access. There is ample off-road parking set behind a gated, block paved driveway and a neatly landscaped enclosed rear garden.

Oil Fired Central Heating | EPC E | Council Tax Band D | Tenure Freehold



Property

Approached via a gated block paved driveway, Chappel View has been thoroughly modernised and sympathetically extended by the present owners.

A storm porch welcomes you to the property and opens to the sitting room, the central focus of which is the cosy dual fuel stove, fitted shutters complete the room.

The well-appointed kitchen (to the front of the property) includes integrated 'slide & hide' NEFF oven, separate NEFF microwave combination oven, and NEFF induction hob. There is an integrated full

height fridge and separate freezer as well as an integrated dishwasher. Within the breakfast bar is an integrated wine cooler, and ample storage is provided by a good array of cupboards and drawers all set within an attractive wood effect work top. To the rear of the kitchen concealed behind a sliding Oak door is the pantry that also contains space and plumbing for a washing machine.

To the rear of the property, the main bedroom suite includes a dressing room and the accompanying en-suite bathroom features a free-standing bath, separate shower cubicle with both rainfall shower head and shower mixer hose attachment,

toilet, handbasin and two heated towel rails. The bedroom itself enjoys direct access to the rear garden via French doors. Bedrooms two and three are both double rooms and the family shower room completes the internal accommodation and is comprised of a shower cubicle, handbasin set within a vanity unit, toilet, and heated towel rail.

The Garden Studio

Enjoying its own independent driveway access, the garden studio provides an excellent work from space. Currently utilised as a beauty salon, this useful

addition to the property could easily be utilised as a more conventional office, with clients able to visit using the independent driveway and thus not disturbing the running of the family home itself. Power and lighting are both connected to the studio.

Outside

Set behind a gated block paved driveway there is ample off-road parking for several vehicles.

A second driveway that provides additional parking and an independent access to the Garden Studio, is accessed off Bacons Lane.



The enclosed, landscaped rear garden features a large paved patio, which combined with the pergola and hot tub, provides a lovely space for relaxation and entertaining.

The garden itself is mainly laid to lawn and is accompanied by a workshop with power and lighting.

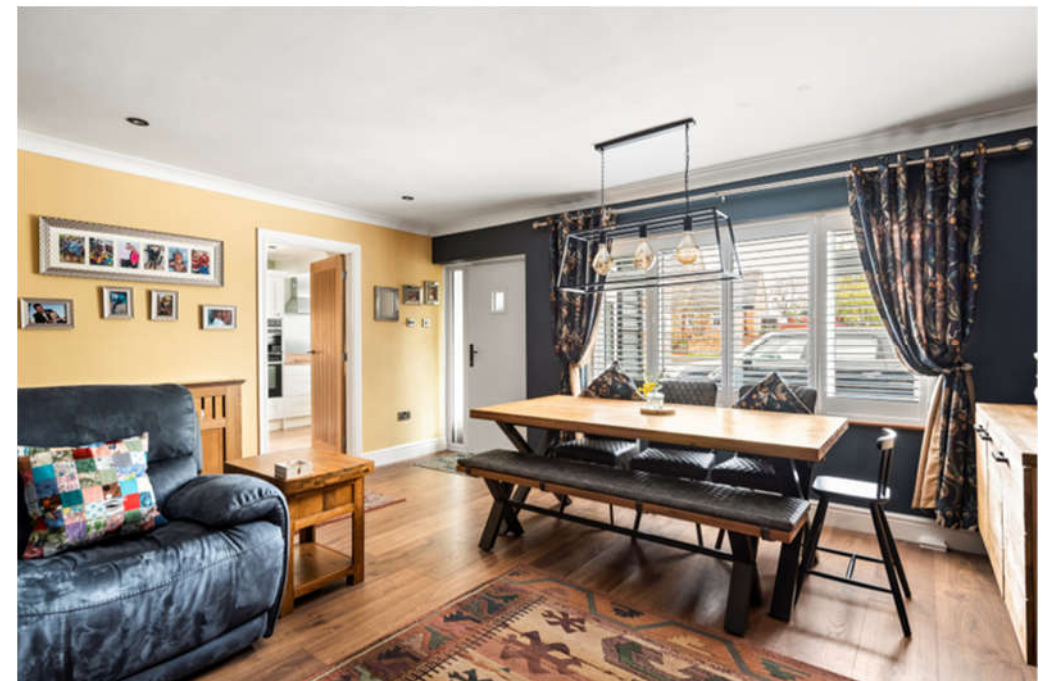
Situation

'Chappel View' is located in the popular village of Chappel. The local primary school was rated 'good', in the latest Ofsted report. Chappel & Wakes Colne train station provides a connecting service to the mainline at Marks Tey for onward

travel to London. There is also a village shop with post office counter and popular public house.

The bustling town of Colchester benefits from a wide range of amenities, as well as mainline rail services to London Liverpool Street. Colchester has a number of well-regarded secondary schools including, Colchester High School & St Mary's School for Girls.

The A12 and A120 are also within easy reach.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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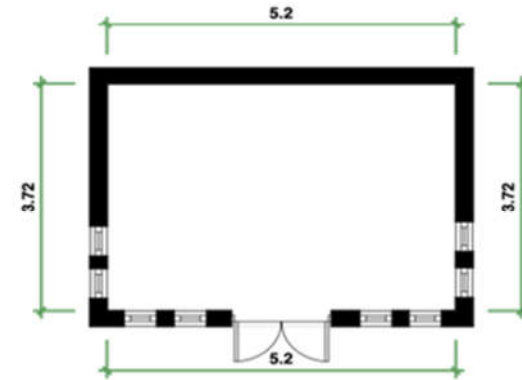


Chappel View, Swan Street, CO6

Internal area: 1350 sq.ft / 125 sq.mt

Excluded area: Studio 208 sq.ft / 19.35 sq.mt

Illustration for identification purposes only. Measurements are approximate and not to scale www.photerior.co.uk



STUDIO



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