



PRIMROSE COTTAGE, THE STREET, CHAPPEL,

COLCHESTER, ESSEX CO6 2DD

NP NICHOLAS
PERCIVAL

Within sight of local landmark, the Chappel viaduct, Primrose Cottage is a very well-presented detached three-bedroom family home, that displays character and charm throughout. The property offers two en-suite bedrooms, sitting room, dining room, kitchen / garden room, utility room and cloakroom. There is off road parking for two vehicles in addition to the single garage and an enclosed rear garden.

Tenure Freehold | Council Tax Band F | Air Source Heat Pump
EPC D | Underfloor Heating to the Ground Floor



Property

Enjoying views of local landmark, the Chappel Viaduct, Primrose Cottage is a well-presented three-bedroom detached family home in the popular village of Chappel, nestled in the rolling North Essex countryside.

A store porch welcomes you to the property, that opens to the entrance hallway, which, in common with the remainder of the ground floor, benefits for Oak engineered flooring. The ground floor has the advantage of underfloor heating, powered by an Air Source Heat Pump. The cosy sitting room and dining room (both to the front of

the property) share a dual facing log burner that sits centrally within the property.

The very well-appointed country style kitchen includes the following integrated Siemens appliances; electronic hob and accompanying extractor hood, eye level oven (configured of a conventional oven and grill oven), fridge / freezer and dishwasher. Ample storage is provided by a good array of cupboards and drawers, and further storage is provided by the kitchen island. The kitchen is finished with an attractive quartz worktop.

To the rear of the kitchen is the garden room, natural lights floods into this space via

two skylights and the French doors allow access to the patio and garden beyond.

Adjacent to the kitchen is the utility room that provides additional storage and work space as well as space and plumbing for a free-standing washing machine and free-standing tumble dryer. The cloakroom concludes the ground floor and is comprised of a toilet and handbasin.

Ascending the stairs to the first floor, all three bedrooms are good sized doubles.

The main bedroom offers ample built in storage solutions and is accompanied by an enviably appointed four-piece en-suite bathroom that comprises a double ended bath with mixer tap and hose attachment,

separate double shower cubicle with both rainfall shower head and mixer hose, toilet and hand basin set within a vanity unit. The main bedroom also enjoys views of the Chappel Viaduct via a Juliette balcony. Bedroom two is dual aspect and the ensuite is comprised of a shower cubicle, handbasin and toilet.

Bedroom three (a double to the front of the property) concludes the internal accommodation and benefits from built in wardrobes.

Outside

To the front there is a block paved driveway providing off-road parking for two vehicles



as well as access to the single garage with electronic door to the front and personnel door to the rear.

The enclosed rear garden features a large patio adjacent to the garden room.

The Summer house to the rear of the garden has power connected. The garden itself is mainly laid to lawn with maturely planted borders.

The Air Source Heat Pump is discreetly screened from view to the side of the property.

Situation

Primrose Cottage is located in the popular village of Chappel, nestled in the rolling North Essex countryside.

The village benefits from a branch line train station (Chappel & Wakes Colne) that provides a connecting service to the mainline at Marks Tey for onward travel to London, Ipswich & Norwich. The station is also the home of the East Anglian Railway Museum. There is also a village shop (with post office counter), popular Public House and Primary School.

The city centre of Colchester boasts all the leisure, recreational and shopping facilities expected of a major regional centre, as well

as providing some excellent secondary schooling options in both the private and state sectors.

The A12 and A120 are also within easy reach.

Agents Notes

Heating via Air Source Heat Pump | EPC D
Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have

been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



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 F. **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).

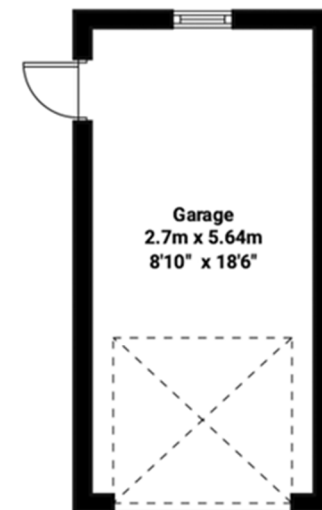
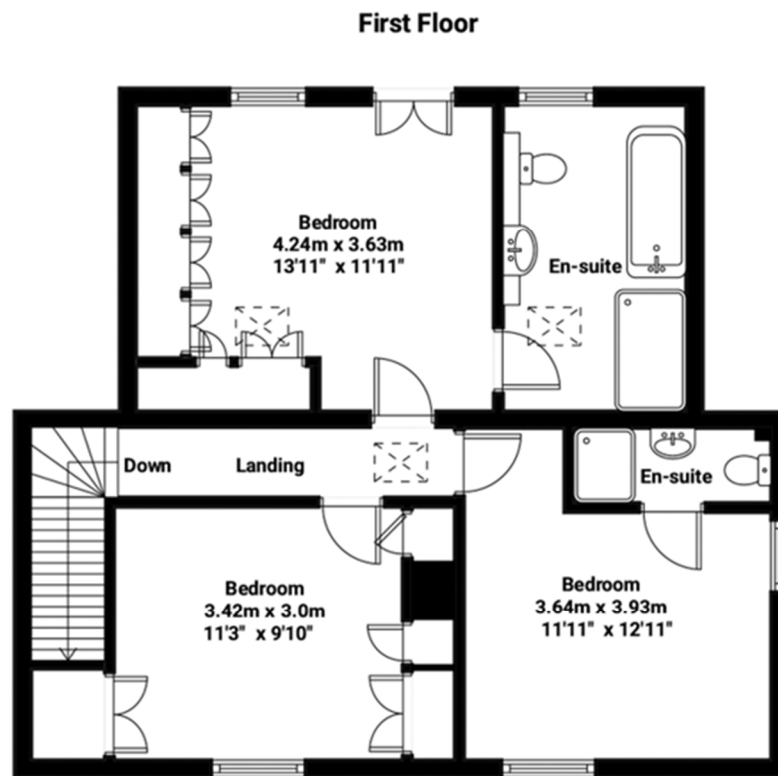
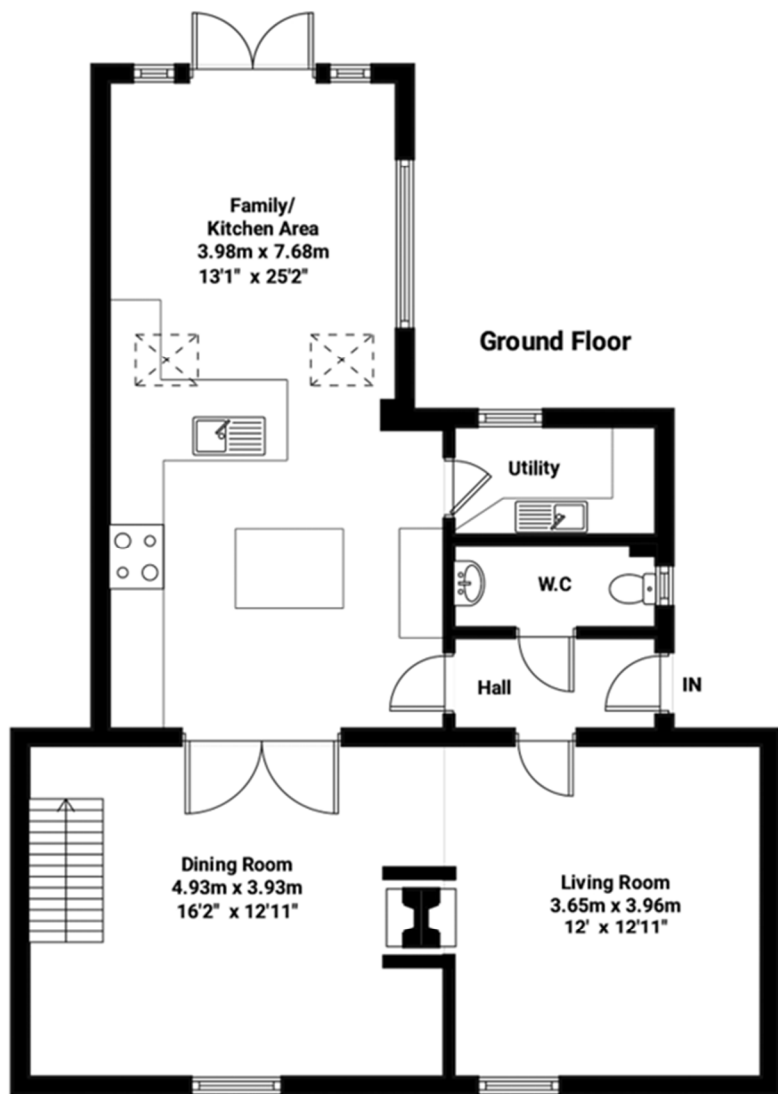
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Primrose Cottage, Chappel

Illustration for identification purposes only. Measurements are approximate and not to scale.



TOTAL APPROXIMATE FLOOR AREA :

1518.4 sq ft (141.07 sq mt)

House : 1354.5 sq ft (125.84 sq mt)

Garage : 163.9 sq ft (15.23 sq mt)

