



6 BARBOUR GARDENS,

COCHESTER, ESSEX, CO2 9SA

NP NICHOLAS
PERCIVAL

Enjoying a quiet end of cul-de-sac position is this well-presented four-bedroom detached family home. The property is comprised of a sitting room, dining room, study, kitchen and utility room, en-suite shower room to the main bedroom, two further double bedrooms, one single bedroom, family bathroom and ground floor cloakroom. There is ample off-road driveway parking in addition to the double garage. The enclosed rear garden features mature beds and borders. The property is situated close to the Gosbecks Archaeological Park, and allows swift access to the city centre.

Tenure Freehold | Council Tax Band F | Gas Central Heating | EPC C



Property

Located at the end of a quiet cul-de-sac is this well-presented detached four bedroom family home.

A storm porch welcomes you to the property and the entrance hall opens to the sitting room, with double doors through to the dining room to the rear. Patio doors from the dining room allow access to the westerly facing enclosed rear garden.

The kitchen features integrated oven, four ring gas hob with accompanying extractor hood. Space is provided for both a free standing under-counter freezer and free standing dishwasher. Ample storage is provided by a good array of cupboards and drawers set

within an attractive wood-effect work top. A breakfast bar provides space for informal dining.

The utility room provides further storage and work space, as well as plumbing for both a free standing washing machine and free-standing tumble dryer. There is also space for a free-standing fridge. The gas boiler is newly installed (2024) and also located with the utility room.

To the front of the property there is a study / music room, a useful space for those that work from home. The cloakroom completes the ground floor and is comprised of a toilet and handbasin.

Ascending the stairs to the first floor the main bedroom enjoys views of the rear garden. The room benefits from two built in wardrobes and the accompanying en-suite shower room features a shower cubicle, toilet and handbasin set within a vanity unit.

Bedrooms two and three are both well-proportioned double rooms, (one to the front and one to the rear) and the fourth bedroom is a spacious single room to the front.

The family bathroom completes the internal accommodation and is comprised of a bath with shower mixer hose and shower screen, toilet and handbasin set within a vanity unit.

Outside

The property enjoys an end of cul-de-sac position and the driveway provides ample off-road parking for several vehicles, in addition to the detached double garage (with power and light connected). Adjacent to the garage is a timber garden shed (with lighting connected) and that provides further storage space.

A gate provides access to the rear garden, where there is a further garden shed, and adjacent to the kitchen a patio area, providing an excellent space to enjoy a morning coffee.

The garden itself features well-stocked beds and borders and the mature trees and shrubs provide a high degree of seclusion and privacy.



To the rear of the garden there is a further patio area.

Situation

The property is located at the end of a quiet cul-de-sac within the popular Gosbecks area of Colchester, which provides swift access to the city centre. Ample opportunities for walking and relaxation are provided by the nearby Gosbecks Archaeological Park. Both the local primary and secondary schools were rated as 'Good' in the latest Ofsted reports

The city of Colchester offers all the leisure, recreational and shopping facilities expected of a major regional centre and the mainline train station provides an inter-city service to London Liverpool Street in around 50 minutes.

Agents Notes

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, gas, 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 City 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).

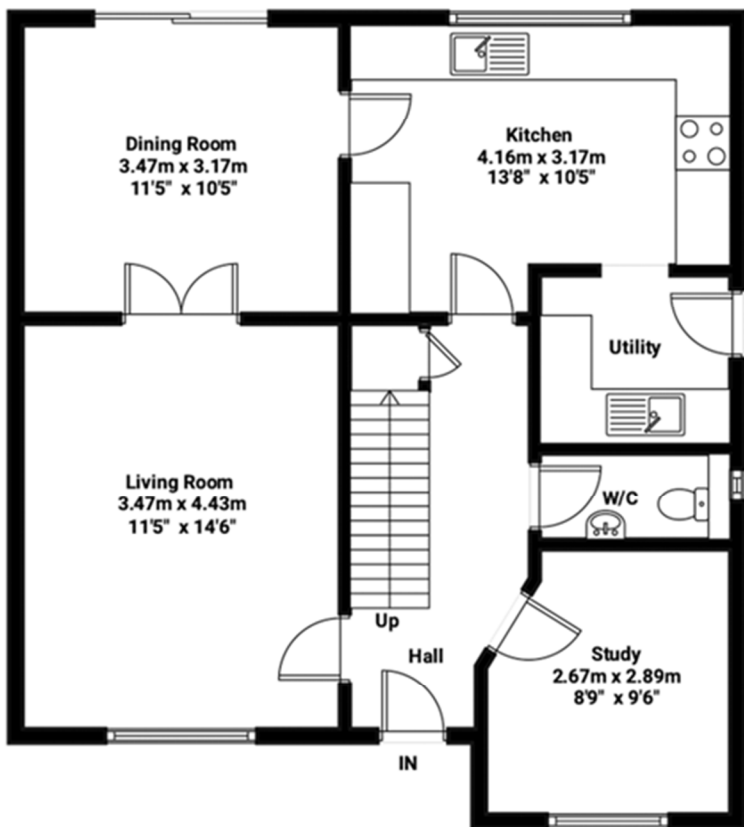
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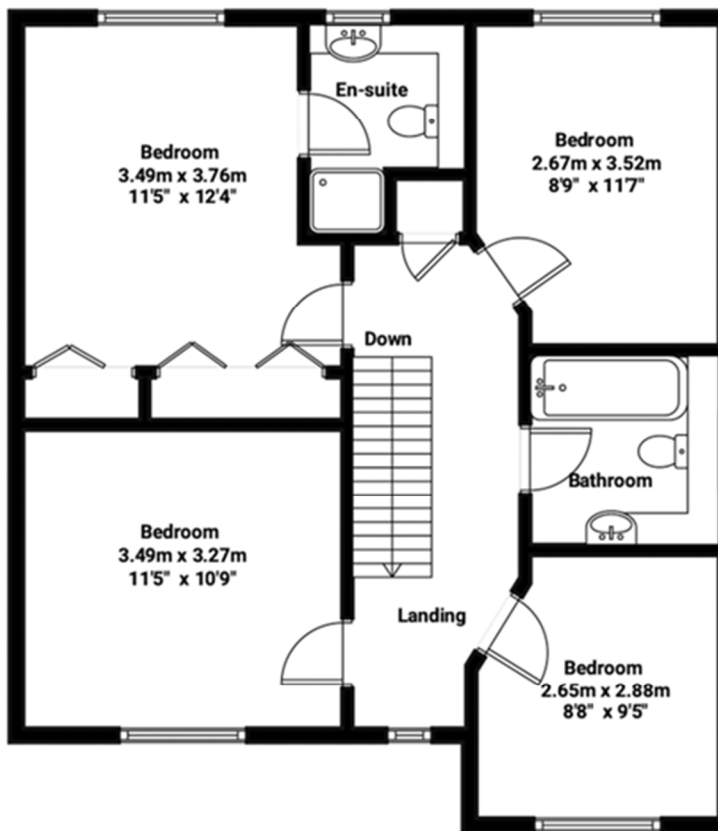




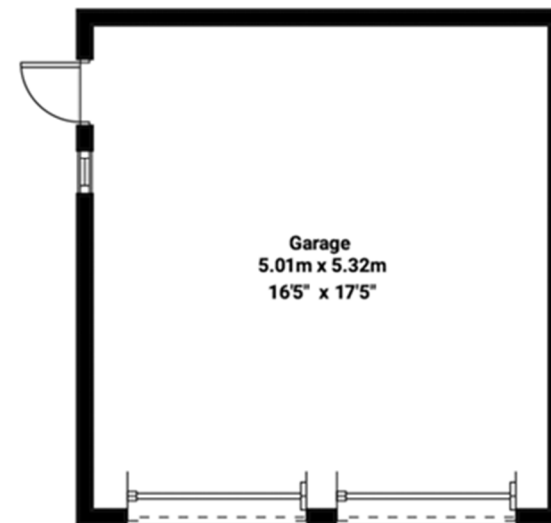
Ground Floor



First Floor



Garage



TOTAL APPROXIMATE FLOOR AREA :
1549.2 sq ft (143.92 sq mt)
House : 1262.3 sq ft (117.27 sq mt)
Garage : 286.9 sq ft (26.65 sq mt)

Barbour Gardens, Colchester

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

