



13 KEEPERS GREEN, BRAISWICK,

COLCHESTER, ESSEX CO4 5UT

**NP** NICHOLAS  
PERCIVAL

Offered with no onward chain is this very well presented four bedroom detached family home in the sought after area of Braiswick in Colchester and that enjoys a quiet tucked away cul-de-sac position within Keepers Green. The home is comprised of a sitting room, dining room, study / reading room, kitchen / breakfast room, utility room, master bedroom suite with dressing area and four piece en-suite bathroom, four piece family bathroom, cloakroom, double garage and off road parking. The property enjoys views of the adjacent bowling green to the front, and has beautifully landscaped gardens to front and rear.

Tenure Freehold | Gas Central Heating with Newly Installed Boiler (May 2024)

EPC C | Council Tax Band F | Tree Preservation Orders Apply

Restrictive Covenants In Place



## Property

A storm porch welcomes you to the property and the entrance hallway provides access to the dual aspect sitting room with views of the Bowls Green to the front and the beautifully landscaped rear garden, via the patio doors. The central focus of this room is the gas feature fire. The dining room is also located at the front of the property and enjoys views of the Bowls club opposite.

The kitchen / breakfast room contains an integrated fridge / freezer, eye level NEFF double oven, integrated BOSCH electronic hob, integrated extractor hood, and integrated BOSCH dishwasher. Ample storage is provided by a good array of cupboards and

drawers. To the front of this room there is space for a table and chairs to enjoy informal dining, and also a door that opens to the adjacent garage.

The utility room provides additional storage and work space as well as housing the newly installed gas boiler (May 2024), space and plumbing for both a freestanding washing machine and free standing tumble dryer.

To the rear is the study / reading room that has views of the garden. The cloakroom completes the ground floor accommodation and is comprised of a toilet and handbasin.

Ascending the stairs to the first floor the master bedroom suite benefits from a dressing area with two built in wardrobes with sliding

doors, and beyond this the accompanying four-piece bathroom, with corner bath, shower cubicle (with mixer hose) twin handbasins set within a vanity unit, and toilet. Bedrooms two and three are both spacious doubles to the front of the property and bedroom four is presently used as a study, useful for those that work from home.

The four-piece family bathroom completes the internal accommodation and is comprised of a bath with shower mixer hose attachment, shower cubicle with mixer hose, pedestal handbasin and toilet.

## Outside

To the front of the property there is a block-paved driveway for two vehicles in addition to the double garage with electronic up and over insulated door. The garage (with light and power supplied) has one internal door to the kitchen / breakfast room and a door to the rear garden. The front garden is neatly presented with beds, borders, mature shrubs and lawn. There is a small seating area where the present vendors have placed a garden bench, in order to take in the view of the bowling green.

To the side of the property there is gated side access to the rear.

The beautifully landscaped rear garden has a patio adjacent to the property from which you



can enjoy the Southerly aspect and thus provides an excellent space for entertaining and relaxation. The well-stocked garden features mature beds, borders, trees and shrubs as well as a second gravelled seating area.

### Situation

The property is conveniently located in the sought-after area of Keepers Green, Braiswick and is within walking distance of Colchester train station with journey times to London being under one hour, and close to the popular Colchester Golf Club. The A12 is easily accessed as is the attractive Dedham Vale and Stour Valley offering ample opportunities to

relax and enjoy the beautiful rolling countryside of North Essex and South Suffolk. The local primary school was rated as 'good' in the most recent Ofsted report and highly desirable secondary schooling are close at hand within both the public and private sector, including St Helena, the local secondary school (rated as 'Good' in the most recent Ofsted report), Holmwood House and St Marys School for Girls. The city of Colchester itself benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre.

### Agents Notes

Please Note; Tree Preservation Orders Apply and Restrictive Covenants are in place. The gas boiler has recently been installed and comes with a ten year warranty. 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.



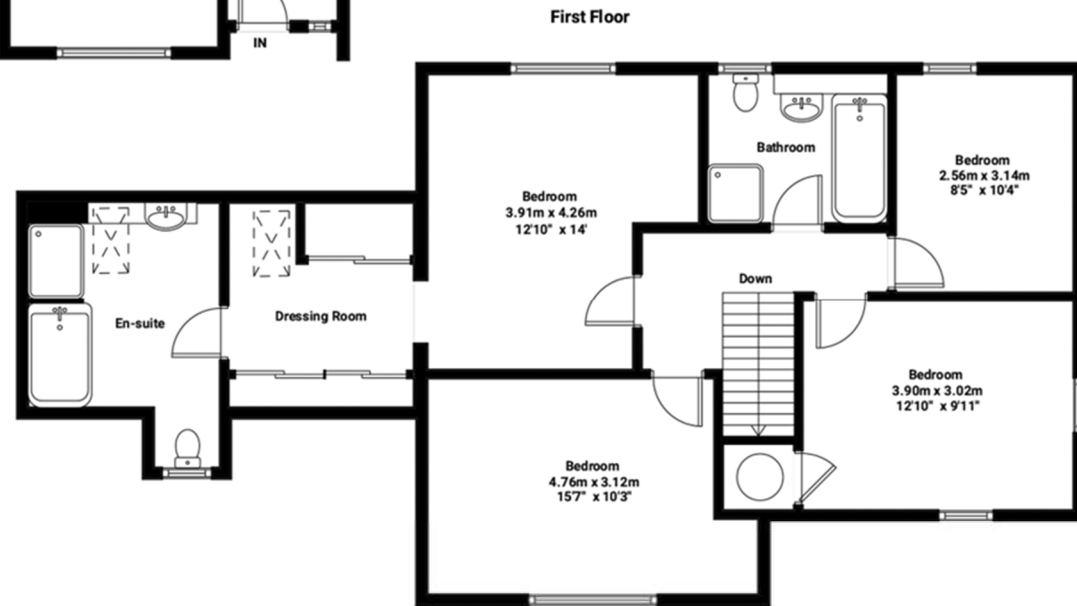
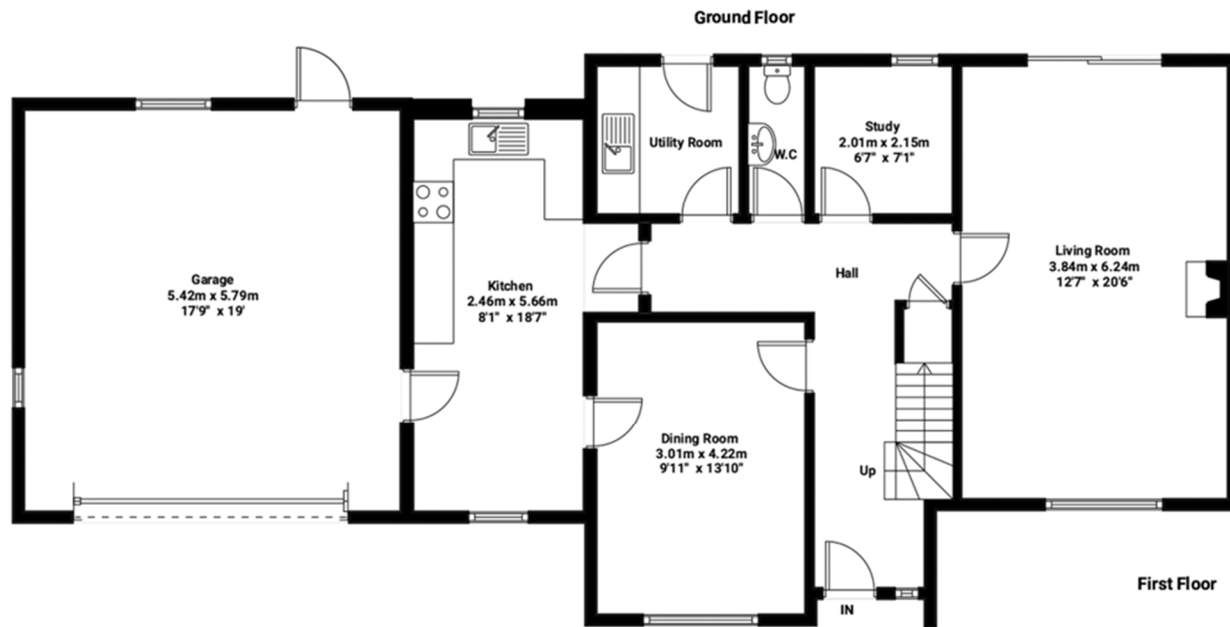
**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 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).

**NP NICHOLAS PERCIVAL**

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**TOTAL APPROXIMATE FLOOR AREA :**  
**1987.6 sq ft (184.65 sq mt)**  
**House: 1649.8 sq ft (153.27 sq mt)**  
**Garage: 337.8 sq ft (31.38 sq mt)**

## Keepers Green, Colchester

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

