



DELPHAN, COLCHESTER ROAD, WAKES COLNE,

COLCHESTER, ESSEX, CO6 2BX

NP NICHOLAS
PERCIVAL

Set back from the road, in an elevated position, and enjoying a generous plot in excess of 0.4 acres, with views of the Chappel viaduct, Delfan offers circa 2,500 square feet of accommodation, double garage and useful outbuilding / workshop. The house is comprised of four double bedrooms, four reception rooms, kitchen / breakfast / family room, utility room, conservatory, ground floor wet room, family bathroom and separate shower room. There is ample off road parking, enclosed rear garden and parkland style front garden.

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



Property

Set back from the road, in an elevated position, and upon a generous plot in excess of 0.4 acres, Delfan is a substantial four bedroom family home approaching 2,500 square feet. The porch provides access to the entrance hallway with both cloak and storage cupboards. The snug (in common with much of the ground floor) features engineered Oak flooring and also an electric feature fireplace. Accessed via the snug is the study (a useful space for those that work from home) with views of the front garden. The sitting room, (with box bay window), benefits from a cosy log burner and the dining room enjoys views to the front as well as

providing access to the conservatory with wall mounted electric heater and doors to both the front and rear gardens. The kitchen / breakfast / family room provides a sociable space, with room for a comfy sofa to relax upon. The well-equipped kitchen features at its heart an oil-fired AGA, there is also an integrated microwave, integrated fridge and integrated dishwasher. Ample storage is provided by a good array of cupboards and drawers and the work top concludes to form a breakfast bar for informal dining in addition to the area within which the kitchen table is located. Doors from the kitchen provide access to the patio and rear garden.

Adjacent to the kitchen is the utility room which provides further storage and workspace as well as containing an integrated oven and grill, electric hob and space and plumbing for a washing machine. The utility room also houses the oil boiler. The wet room completes the ground floor accommodation and is comprised of a shower with mixer hose attachment, toilet, handbasin and heated towel rail. Ascending the stairs to the first floor there are four spacious double bedrooms all with built-in wardrobes. The main bedroom is triple aspect with eaves storage and views of the rear garden. Bedrooms two, three and four (all doubles) are

to the front of the property. The large landing is presently used as a reading / music area, but offers a range of potential uses, such as a dedicated study area for children, gaming / TV zone or even to house a small home gym. The family bathroom is comprised of a bath with mixer house attachment, toilet and handbasin. For added convenience there is a further shower room, with double shower (rainfall head and mixer hose), pedestal handbasin, toilet and heated towel rail.

Outside

Set back from road, in an elevated position, Delfan enjoys a generous plot in excess of 0.4 acres. The extensive front garden is in the



parkland style, with mature trees, shrubs, borders and lawn. Ample off-road parking is provided by the driveway, in addition to the detached double garage.

The enclosed rear garden features two patio areas, one adjacent to the conservatory and one that is adjacent to the kitchen.

Again the planting is a mix of mature trees, shrubs, borders and lawn.

There is a very useful workshop / storage shed with both power and light provided, whilst the oil tank is discreetly screened from view and located to the rear of the garage.

Situation

Delfan is located in the popular village of Wakes Colne, 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 provides all the leisure, recreational and shopping facilities expected of a major regional centre, as well as

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

The A12 and A120 are also within easy reach.

Agents Notes

Oil Fired Central Heating

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.

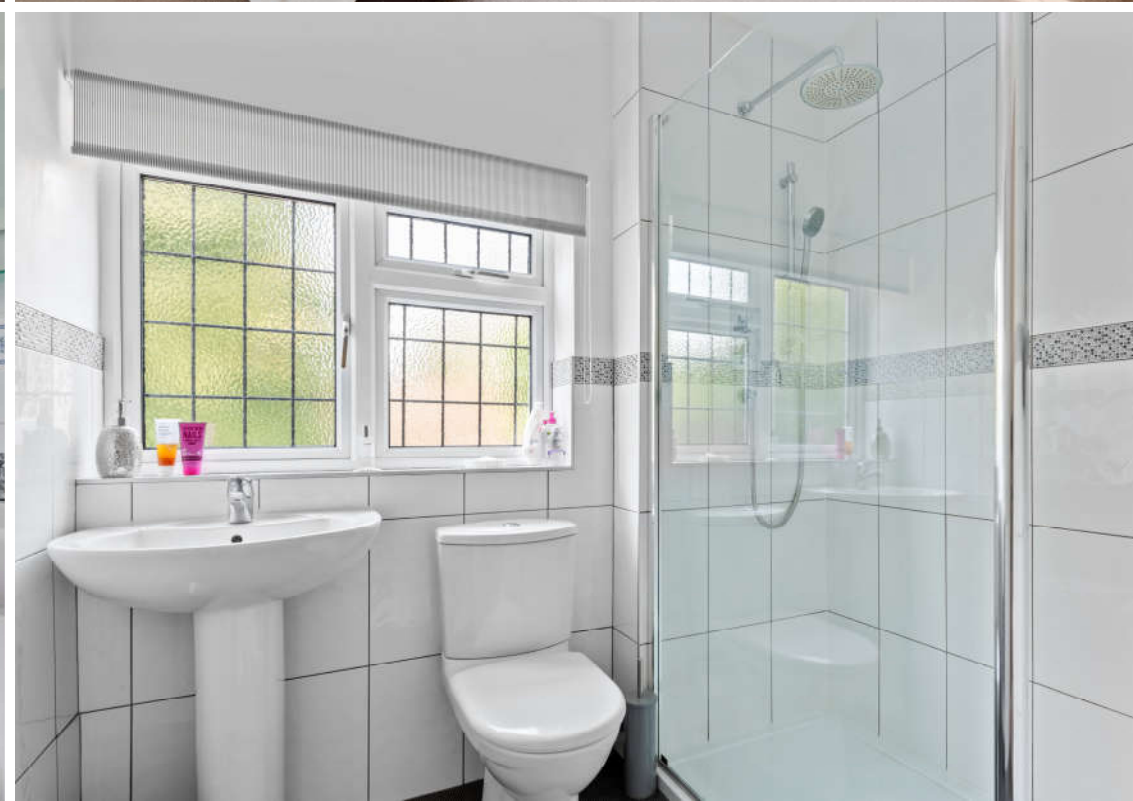


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

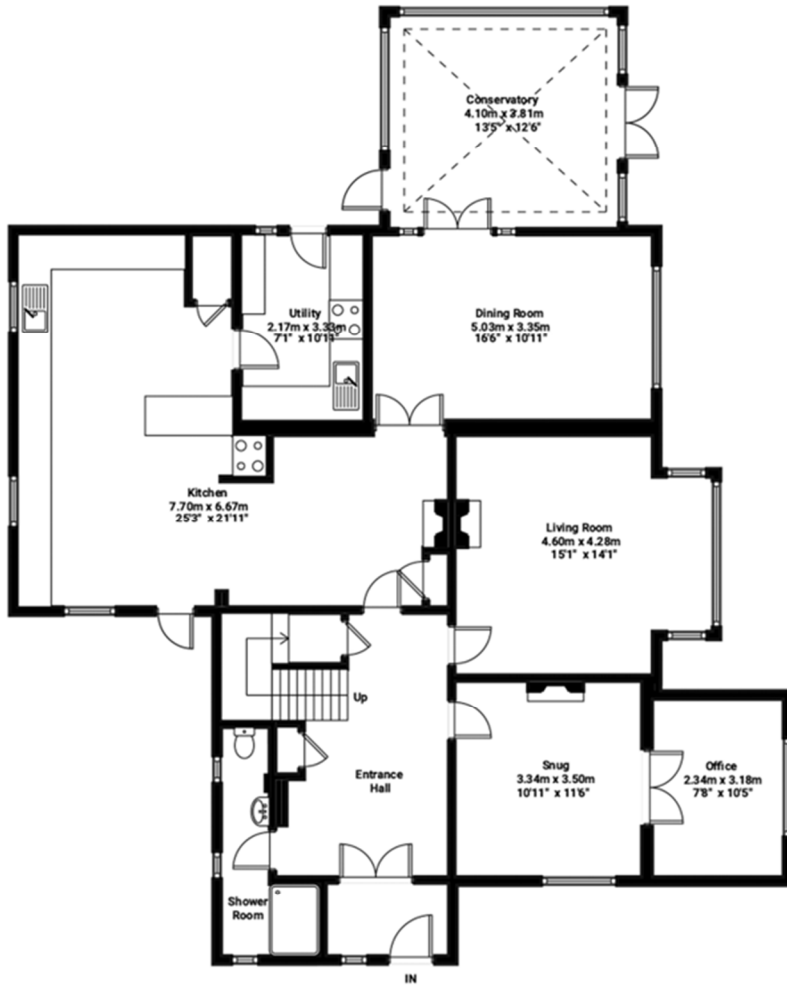
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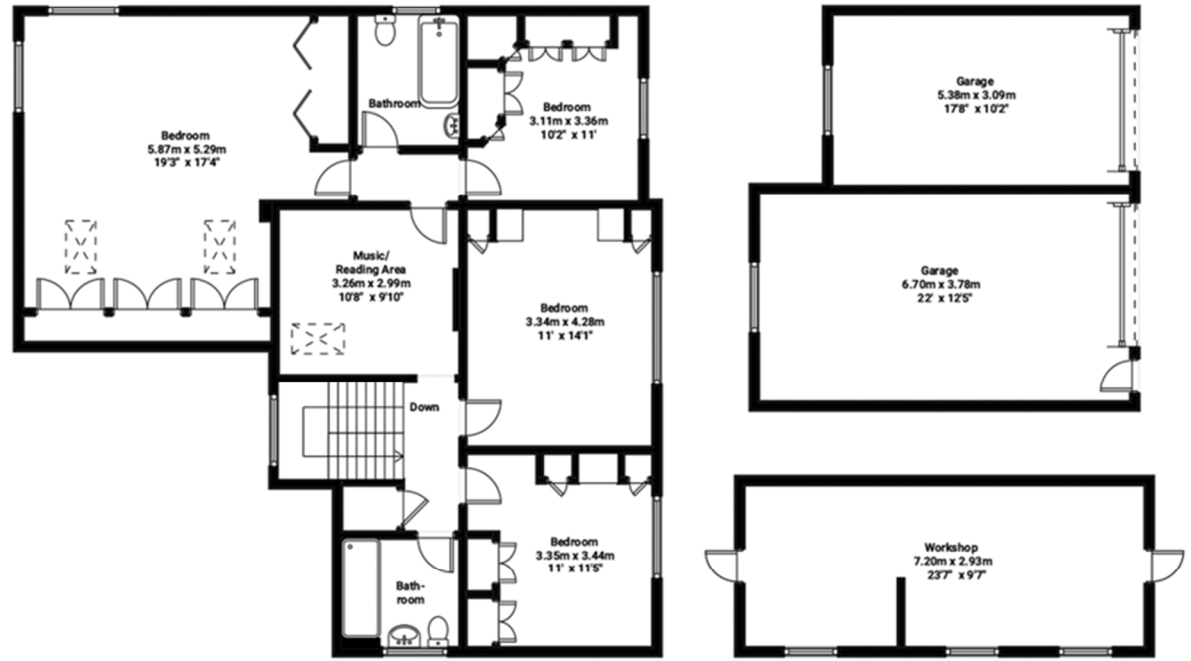




TOTAL APPROXIMATE FLOOR AREA:
3185.2 sq ft (295.91 sq mt)
House : 2506.6 sq ft (232.87 sq mt)
Garages : 451.5 sq ft (41.95 sq mt)
Workshop : 227.1 sq ft (21.1 sq mt)



Ground Floor



First Floor

Delfan, Colchester Road, Wakes Colne

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



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