



NP NICHOLAS
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For Sale. 11 Wakes Hall Park

Colchester Road, Wakes Colne, Colchester, CO6 2FH





Set in the formal grounds of a grand Georgian country estate, 11 Wakes Hall Park is one of a small collection of exclusive homes set within this prestigious development, nestled in the rolling hills of the Colne Valley.

Presented in immaculate condition is this two bedroom semi-detached bungalow, that enjoys a generous corner plot and attractive landscaped enclosed garden, master bedroom with ensuite shower room, main bathroom, kitchen and sitting / dining room. The property benefits from an allocated oversized single garage and allocated parking space.

Residents also benefit from access to tennis courts and a gymnasium in addition to some beautifully planted communal gardens.

Tenure Freehold | Underfloor Heating via Air Source Heat Pump | EPC C
Mains Water, Drainage and Electricity Connected Council | Tax Band C

11 Wakes Hall Park

Colchester Road, Wakes Colne, Colchester, Essex

Sat-Nav Ref: **CO6 2FH**

Marks Tey Railway Station 5 miles

Tollgate Centre Shopping Park 6 miles

Halstead 7 miles

Colchester 8 miles

 Liverpool Street 50 mins from Marks Tey



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Situation

The property forms part of the development, Wakes Hall Park, set within the formal grounds of a grand Georgian country estate in Wakes Colne, originally constructed in the 1830's.

The village benefits from a Post Office / Convenience store, popular public house and a branch line train station providing access to the mainline at Marks Tey, from where London can be accessed in under one hour.

The nearby village of Earls Colne provides a broader range of amenities including a Co-op, chemist, doctors surgery and a number of independent shops, eateries and public houses as well as two Golf Clubs.

The historic city of Colchester is easily reached and this benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre.

The A12 and A120 are both close at hand.



Property

Enjoying a corner plot that overlooks a beautifully planted courtyard style garden, the bungalow opens to an entrance hallway with useful storage cupboards.

The spacious sitting / dining room is dual aspect and the owners have installed plantation blinds that will remain at the property once sold. There is ample room for a dining room table and chairs and the bay window to the front is an attractive feature. French doors lead out to the extensive patio and attractive landscaped garden.

The well-appointed kitchen features the following integrated NEFF appliances; four ring ceramic hob and extractor hood with light, double oven (grill oven to the top, conventional oven to the bottom), dishwasher, washing machine / dryer and fridge freezer, 1½ bowl stainless steel sink with chrome mixer tap. Ample storage is provided by a good range of cupboards and soft-close drawers and doors, cutlery tray and recycling bins all set within an attractive worktop and there is also space for a kitchen table and chairs.

The two bedrooms are well proportioned doubles, both benefitting from built in wardrobes. The ensuite that accompanies the main bedroom is comprised of a double shower, handbasin set within a vanity unit, with toothbrush/shaver socket and heated and illuminated mirror above, wc and heated chrome towel rail.

The main bathroom completes the internal accommodation and is comprised of bath with shower screen and mixer hose, wc and heated chrome towel rail, handbasin set within a vanity unit with toothbrush/shaver socket above.

Internal finishes include stylish 'Roca' sanitaryware with chrome fittings, polished chrome switches and sockets, five panel internal doors with polished chrome ironmongery, CAT 6 cabling and Freeview TV sockets to both bedrooms and the sitting / dining room. All rooms include an integrated USB charging socket.

Outside

The property is approached via beautifully planted courtyard style garden.

French doors provide access to the rear garden that wraps around the property in an 'L' shape. There is a second patio area to the rear with a contemporary aluminum pergola, including adjustable shade control. The warm red brick wall that forms part of the boundary to the formal Walled Garden is an attractive architectural feature.

The garden shed (7 ft x 5ft) will remain at the property once sold. The garden itself is mainly laid to lawn with beds and borders to the sides.

To the rear of the development is the garage block, and the property has one oversized allocated garage. Additionally there is one allocated parking space to the front of the development.

Within the grounds, residents have the benefit of gymnasium access and the use of two tennis courts.

For the particularly green fingered there is an allotment garden with individual plots available to rent.

Agents Notes

Management Service Charge Applies – approximately £2,000 pa

This covers a contribution towards the maintenance and upkeep of the stunning communal grounds, including the walled garden, courtyard gardens and general communal areas not owned by the individual properties at Wakes Hall Park, and additionally the external decoration of the property and garage every 5 years.

The property is Age Exclusive. It is a condition of the planning permission that the buyers and occupiers must be at least 55 years old. If a couple buy the property, one person within the couple must be of at least 55 years of age.

Heating via Air Source Heat Pump. Underfloor heating to all areas, individually controlled by room thermostats.

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.

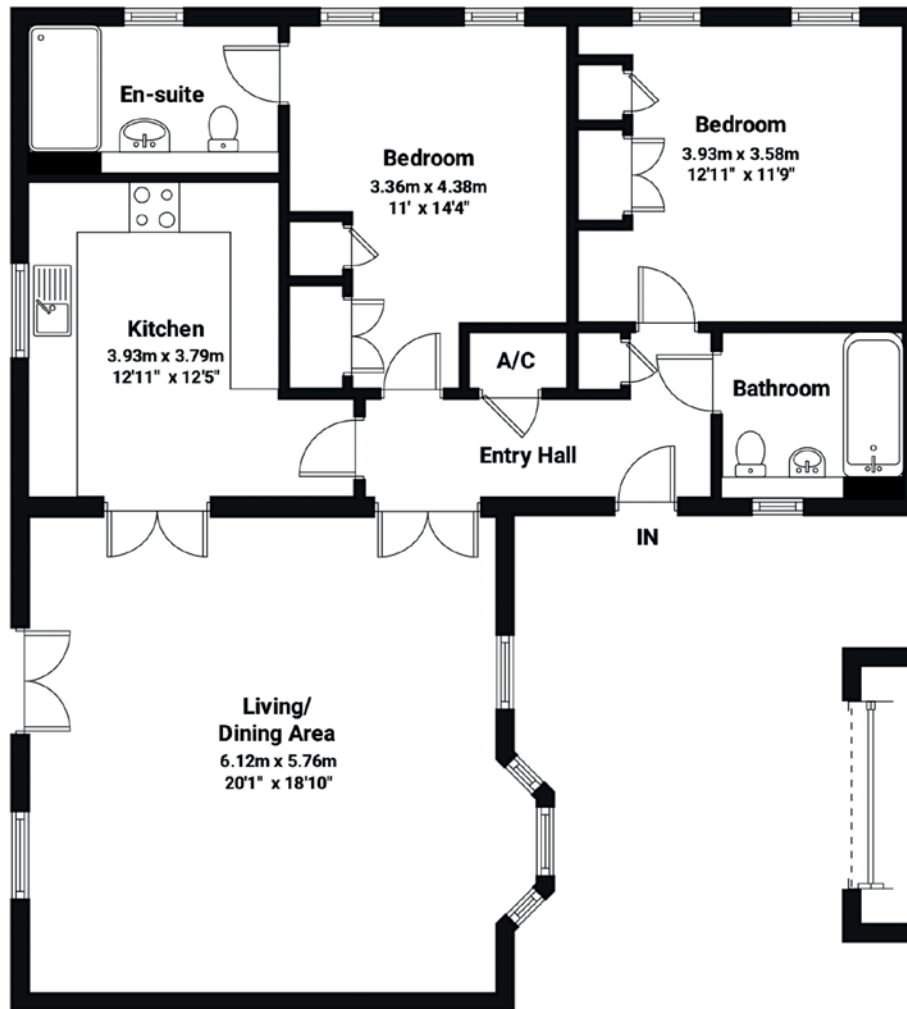
These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Wakes Hall Park, Wakes Colne

Total Approximate Floor Area: 1209.8 SqFt (112.4 SqMt)

Bungalow: 974.8 SqFt (90.56 SqMt) | **Garage:** 235.1 SqFt (21.84 SqMt)

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







Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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