

EH

EXQUISITE
HOME



PERFECTLY PLACED

This stunning home effortlessly combines modern living with practicality, offering both comfort and style in an enviable location. It is an exceptional opportunity for those seeking a spacious and well-connected home in one of Colchester's most sought-after areas.





Located in the vibrant north-eastern part of Colchester, close to Colchester North station, this stunning modern detached property built in 2018 by Betts and Cranfield Limited is set on a generous plot. Offering an excellent blend of style, comfort, and practicality, this home is perfect for contemporary family living.

A standout feature of the property is the expansive gravelled drive, providing ample space for multiple vehicles. A well-maintained lawn adds to the welcoming frontage, while a gate leads through to the impressive rear garden. The garden features a paved seating area, a well-maintained lawn, beautifully arranged flower beds, and raised vegetable beds perfect for those who enjoy gardening. A workshop provides additional storage and workspace, while a high-spec garden studio, complete with bifold doors and a fireplace, offers a versatile space for work or leisure.

The inviting front door opens into a light-filled hallway adorned with elegant porcelain floor tiles, setting the tone for the rest of the stylish interior. A convenient cloakroom is situated off the hallway. The home is thoughtfully decorated in neutral tones with stylish accents, creating a contemporary yet warm atmosphere. Throughout, light oak and glass internal doors add a touch of sophistication. The dual-aspect sitting room features bifold doors leading directly to the garden, providing an effortless indoor-outdoor flow. The integrated garage offers practical storage or the potential for conversion into an additional reception room or home gym, subject to any necessary planning permission.

The kitchen and dining area is a true centrepiece of the home, seamlessly blending style and functionality. A central island provides seating and additional storage, while the luxurious soft-close Lumina units are complemented by Apollo solid stone work surfaces. The kitchen is fitted with premium appliances, including two built-in Neff ovens with hide-and-slide doors, a built-in Neff microwave, a Neff induction hob with an extractor hood and a built-in Baumatic wine chiller. There is ample space for a dining table and chairs, making it the perfect family hub. The integrated dishwasher is conveniently placed to the right of the sink, along with built-in bin storage. Adjacent to the kitchen, the family room benefits from wet source underfloor heating, ensuring warmth and comfort throughout the colder months. Featuring skylights that flood the space with natural light and bifold doors that open onto the garden, offering picturesque views. A separate utility room provides plumbing for a washing machine and tumble dryer, adding further convenience to daily life.





“Offering an excellent blend of style, comfort, and practicality, this home is perfect for contemporary family living...”



Upstairs, the property continues to impress with its well-designed and thoughtfully arranged bedrooms, each offering ample natural light and storage solutions with air conditioning units in both the principal bedroom and bedroom two. The generous principal bedroom features floor-to-ceiling windows, allowing an abundance of natural light and stunning views along with a sleek en-suite shower room. The en-suite, along with the family bathroom, benefits from electric underfloor heating. Bedrooms two and three each boast four skylights, creating bright and airy spaces. The fourth bedroom can function as a home office, guest room, or additional bedroom depending on the occupants' needs. The contemporary family bathroom offers a modern three-piece suite with a bath, two skylights, elegant porcelain floor tiles and a chrome towel heater for added comfort.



LOCATION & COMMUNITY:

Nestled in the sought-after north east side of Colchester, this home is situated just off the A137 in a picturesque, lightly wooded area. The road leading to the village of Ardleigh is lined with individually designed detached homes set on generous mature plots, creating a sense of exclusivity and privacy. Everyday conveniences are easily accessible, with St. Johns shopping parade and post office located under a mile away. For larger grocery shops, both Waitrose and Highwoods Tesco superstore are just over a mile from the property. Additionally, the property is within close proximity to Severalls Business Park, Colchester General Hospital, and Highwoods Country Park, making it a prime location for families and professionals alike.

Beautifully Landscaped Gardens:

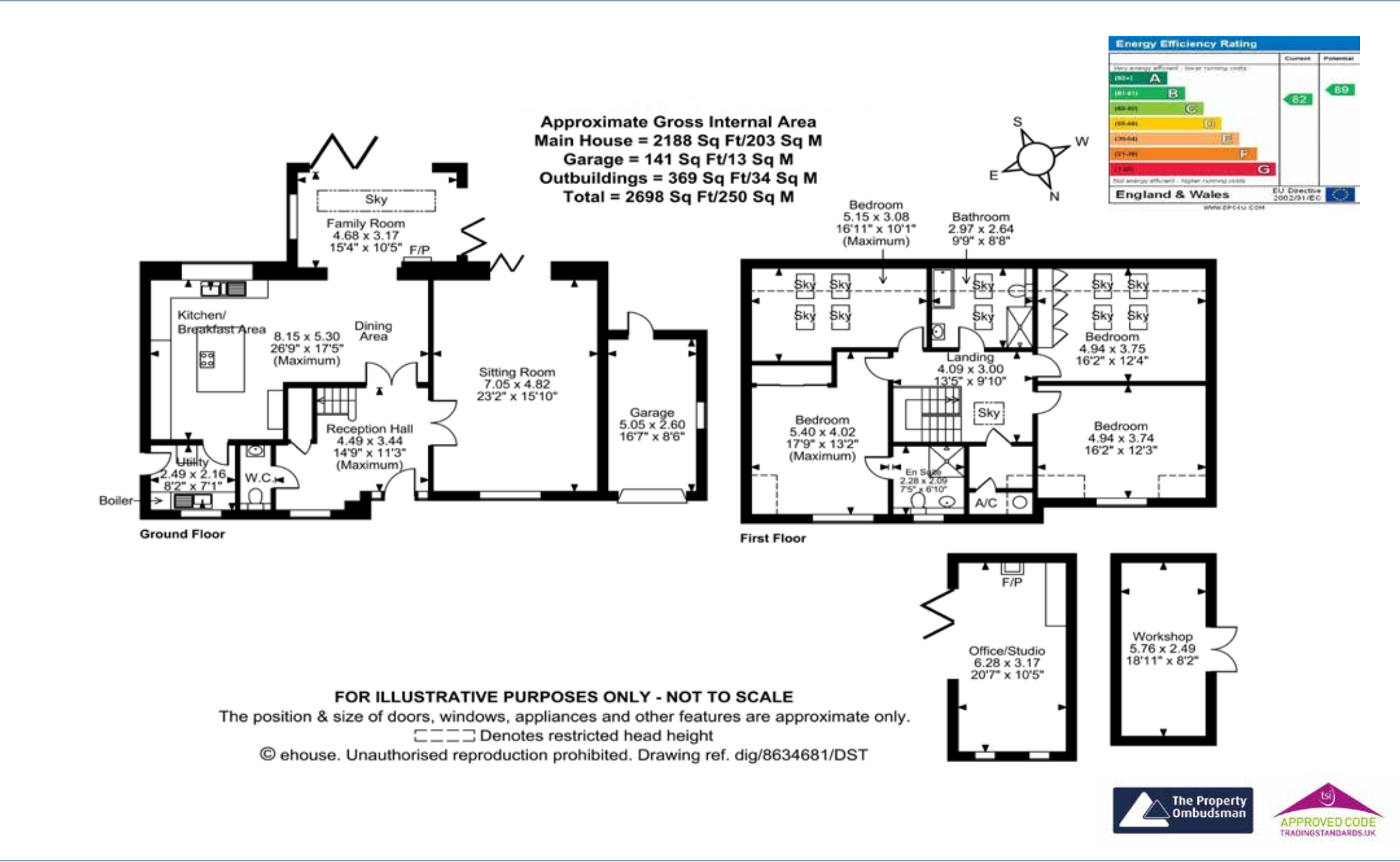
The outdoor space of this property is a true highlight, offering a beautifully landscaped garden designed for both relaxation and practicality. The well-maintained lawn, vibrant flower beds, and raised vegetable beds provide the perfect setting for gardening enthusiasts. A workshop offers ample storage and workspace, while the high-spec garden studio, complete with bifold doors and a fireplace, presents a versatile retreat for work or leisure. A timber pergola and decking enhance the garden’s charm and make it an inviting space for entertaining or unwinding in peaceful surroundings.

Excellent Transport Links:

This property benefits from outstanding transport connections, making it an ideal choice for commuters. The A12 motorway runs past Colchester, providing direct access to London, approximately 50 miles southwest, as well as Ipswich and Lowestoft to the north. Stansted Airport is just 30 miles away, offering convenient international travel options, while the bustling port of Harwich is only 20 miles away. Colchester North Train Station, located three miles from the property, provides regular fast services to London Liverpool Street with a journey time of approximately 50 minutes.

Cultural and Historical Significance:

Colchester is Britain’s oldest recorded town, rich in history and culture, offering a vibrant mix of modern amenities and historical landmarks. Welshwood Nature Reserve, a stunning 6.5-acre expanse of ancient woodland and a serene stream, is just a few minutes’ walk from the property. The town’s historical attractions, excellent schools, and thriving cultural scene make it a fantastic place to live, combining heritage with contemporary urban living.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk