



Wenham Road, Colchester,
£350,000



- FIELD VIEWS
- VILLAGE LOCATION
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM
- KITCHEN & DINING AREA
- NON ESTATE LOCATION
- CORNER PLOT
- SOLAR PANELS



*** GUIDE PRICE £350,000 - £375,000 ***
VILLAGE LOCATION: A fantastic opportunity to acquire this extended three bedroom one reception end terrace established family home with open views over farmland to both the front and side elevations.

The Property

A rare opportunity to acquire this fantastic three bedroom extended end terraced home located in the frequently requested village of Great Wenham over looking fields. This substantial family home has been improved by its present owners over the last ten years and boasts a fine list of features, some of which include, entrance porch/lobby, ground floor wet/shower room, good sized kitchen/diner with French doors to garden, ensuite shower room to bedroom one, first floor family bathroom, double glazing and oil to radiator heating to name just a few. The accommodation now comprises:- entrance hall, inner hallway, ground floor wet/shower room, 17'7 living room, kitchen & dining area, landing, three good sized first floor bedrooms, ensuite shower room and family bathroom. Outside there are front, side and rear gardens.



Council Tax : Band B
 Babergh



Location

The property is located in Great Wenham a small village/hamlet which enjoys a local public house and church. Situated approximately two miles from Capel St Mary, which offers a wider range of local facilities and amenities such as a doctors surgery, a bakers, a hairdressers, the local co-op shop/post office and primary school. Great Wenham falls within the catchment area of East Bergholt High School, approximately three miles away.

Entrance Hall

Double glazed entrance door and side panel to: Oak flooring, radiator and door leading to:



Inner Hallway

Radiator, stairs to first floor landing and storage cupboard under stairs.

Wet Room/WC

6'6 x 5'4 (1.98m x 1.63m)

Recessed lighting, extractor fan, double glazed frosted window to front elevation, low level WC, shower area with shower unit, butler sink and tiled walls.



Living Room

17'7 x 16'3 (5.36m x 4.95m)

Double glazed window to rear elevation, double glazed French doors to garden, radiator and red brick style fire surround with log burner and wood laminate flooring.



Kitchen

14'5 x 10'10 (4.39m x 3.30m)

Recessed lighting, double glazed window to front elevation, butler sink unit with mixer taps and oak cupboards under, a range of floor standing oak cupboards and units with work tops, wall mounted oak cupboards, space for washing machine, integrated slimline dishwasher, space for tumble dryer, space for range cooker, filter hood over range cooker area and quarry tiled with underfloor heating. Open to:-



Dining Area

Recessed lighting, double glazed window to front elevation, (open views) space for fridge/freezer, radiator, French doors to garden and quarry tiled flooring with underfloor heating.

Landing

23'4 x 5'11 red 3'4 min (7.11m x 1.80m red 1.02m min)

Access to loft space, two radiators, two double glazed windows to front elevation and built in airing cupboard.

Master Bedroom

13'3 x 12'6 red 8'10 (4.04m x 3.81m red 2.69m)

Double glazed window to front and side elevations (with views), radiator and access to en-suite.



Ensuite

6'6 x 3'8 (1.98m x 1.12m)

Recessed lighting, extractor fan, double glazed frosted window to rear elevation, low level WC, wash hand basin with mixer tap and pop up waste inset to vanity, shower cubicle with shower unit and screen with tiled splashback and tiled floor.



Bedroom Two

11'10 x 10'9 red 8'3 (3.61m x 3.28m red 2.51m)

Recessed lighting, double glazed window rear elevation and radiator.

Bedroom Three

14'6 x 8'3 (4.42m x 2.51m)

Two double glazed windows to rear elevation, radiator and fitted wardrobe cupboards.



Family Bathroom

14'6 x 8'3 (4.42m x 2.51m)

Recessed lighting, double glazed frosted window to front elevation, low level WC, pedestal wash hand basin, panel bath, combined towel/radiator, tiled splashbacks and drop light switch.



Front Garden

Lawned area behind a stockade boundary fence, slate chipping borders, access to garden via wooden gate, outside water tap and open views .

Side Garden

Wooden gate to side with paved area and metal storage shed.

Rear Garden

South easterly facing, laid mainly to lawn, raised decked area, paved patio area, plastic oil tank and two timber sheds, one of which has electrics connected.



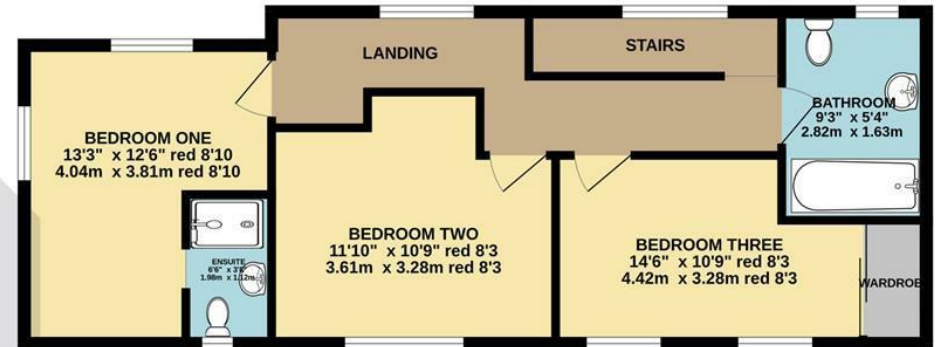




GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



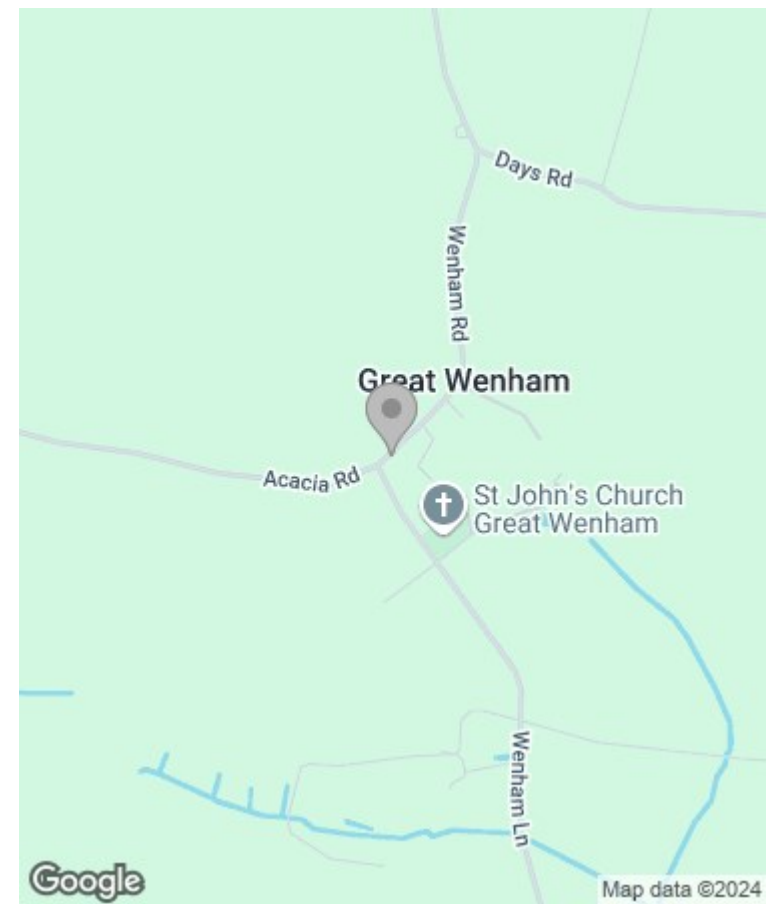
1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		