



EH

EXQUISITE
HOME



SMART FAMILY HOME

The front door opens into the sunny entrance hallway with its useful understairs cupboard and smart cloakroom painted in an attractive deep shade of blue. To the left is the large, well-proportioned sitting room which is the perfect family space, ideal for parties, celebrating Christmas and New Year, and entertaining. The smart kitchen/breakfast room, with its glossy white cabinets, integrated dishwasher, fridge/freezer, washing machine, electric oven and gas hob is well laid out and benefits from French doors directly into the garden, with natural light streaming through them. In the summer, this brings the outside in and gives a lovely flow between the house and the grounds. With plenty of sunlight coming through the doors and window, the kitchen is always light and inviting whatever the time of year. There is more than enough room for a table and chairs for everyday meals and kitchen suppers.

WELL-DESIGNED FIRST FLOOR

The staircase rises from the entrance hallway to the landing from which radiate three bedrooms and the family bathroom. The principal bedroom is a large double with fitted wardrobes and a sleek, contemporary en-suite shower room. The second bedroom is also a good sized double while the third is slightly smaller and would make an ideal nursery, child’s bedroom, play room or even a study for those who have to work from home. There is certainly flexibility in the layout on this floor. The first storey accommodation is completed by the smart three piece family bathroom with bath and shower over.

EASY TO MAINTAIN GARDEN

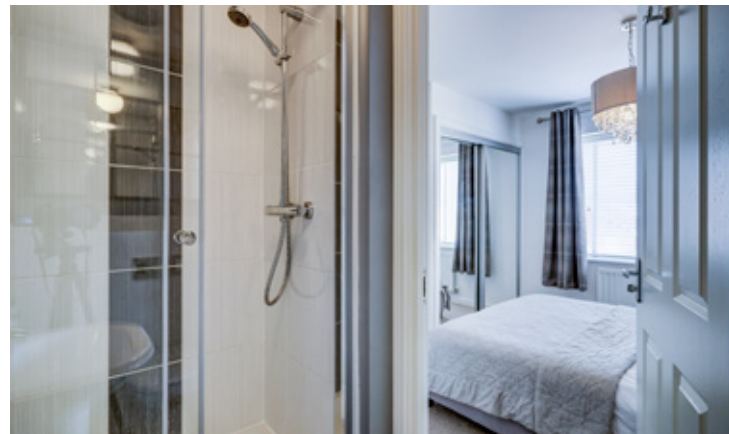
The back garden is sheltered and sunny, partly laid to artificial lawn and with the rest of the space occupied by an elegant stone patio with plenty of room for seating. Trees next door shelter it from the neighbours’ view. This is the perfect space for family barbecues, al fresco dining or drinks at the weekend. There is also a capacious and useful garden shed with more than enough room to store garden equipment.

The neighbours are all very friendly. There is a Church of England primary school an easy ten minute walk away as well as two doctor’s surgeries, two pubs and a large Tesco within a fifteen minute walk or short drive. There is a green space next to the parking for the house. In addition, the estate benefits from a sizeable park with play equipment for both younger and older children and plenty of room for playing ball games and running off steam. There is a large playing field and woodland next to the primary school, giving varied opportunities for dog walking, exercise and running. For older children, the Gilbert School is consistently rated Outstanding by Ofsted and is just over a mile away. Trains run from the station into London in thirty five minutes, and Lakeside and Bluewater are extremely easy to access via the A12 if desired. This smart, immaculate house with a versatile interior, and secluded garden and excellent transport links on the edge of Colchester certainly ticks all the boxes.

A BUSY TOWN SURROUNDED BY COUNTRYSIDE

The fast-growing and vibrant city of Colchester in northeastern Essex, is a mixture of ancient and modern. The Romans settled it, using it as a military base, and it has an eleventh century castle, medieval ruins and the Dutch Quarter near the city centre, with well-preserved buildings dating back to Tudor times. It is exceptionally well connected to road and rail links, with the A12 looping around it, connecting it to London fifty miles to the southwest and northwards towards Ipswich and Lowestoft. Stansted airport is only thirty miles away and the bustling port of Harwich twenty. Regular fast trains to London Liverpool Street run south from Colchester and north to Ipswich making it the perfect place for commuters. There are plenty of sports facilities, schools, shops, cafés and restaurants and some lovely countryside within easy reach.

To the northeast of the city, close to the A120 and A12, the hospital and beautiful High Woods Country Park, is this accessible part of Colchester, close to local amenities and transport links but on the edge of more rural areas. On a small and modern development is this attractive semi-detached family home, built in 2016. The present owners bought it off plan and have been the only inhabitants, attracted by its convenient location, excellent transport links, quiet atmosphere, secluded back garden which is not overlooked and easy access to the local primary school and work. Since moving in, they have redecorated throughout, put artificial grass down in the garden, laid Amtico Spacia flooring downstairs and new carpet up the stairs and all around the first floor. There is a drive with room for two cars.





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.



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