

EH

EXQUISITE
HOME





LIGHT AND ELEGANT INTERIORS

A small lawn sits at the front of the house and there is generous off street parking to the side by the double garage. The owner has added extra storage by adding roof space, there is power and light, and if desired, and with the correct planning permission in place, it could easily be converted into a home gym, spacious home office or hobby room. The front door opens into the sunny, wooden floored hallway. A sleek cloakroom is just off it and to the right is the dual aspect dining room with its wooden floor. This has played host to many happy family Christmases and New Year celebrations as well as Sunday roasts. It is the ideal size for entertaining and family meals. The dual aspect sitting room benefits from double doors out into the garden and it is the perfect family room for reading, relaxing or playing games. It is cool in summer and warm in winter. The smart, contemporary kitchen has a striking red Rangemaster with a gas hob, electric oven and extractor hood over. There is also an integrated dishwasher and under counter fridge. The breakfast room area comfortably seats four people and this is the ideal space for informal dining and kitchen suppers. Next door is the utility room with a second sink, plenty of storage and plumbing for a washing machine.

The staircase rises to the first floor landing flooded with natural light from two windows. The principal bedroom is dual aspect and benefits from an elegant three piece en suite shower room. The second and third bedrooms, both doubles, are also dual aspect and the sunlight pouring in on this floor adds very greatly to the charm and welcoming feel of this lovely house. The owner has converted the fourth bedroom into a fitted out walk in wardrobe/dressing room, but it could also be used as a home office, nursery or playroom. The three piece family bathroom has a bath, ideal for splashy children's bathtimes or long, luxurious candlelit soaks after a long day. There is more than enough room for any family configuration or guest accommodation.

SHELTERED GARDEN

The patio at the back is sheltered and sunny and not overlooked. There is some attractive planting and an inviting pergola where the owner often enjoys al fresco meals with friends and family. There is more than enough room to add a built-in barbecue and outside kitchen, if desired. A mature oak tree provides some dappled shade.

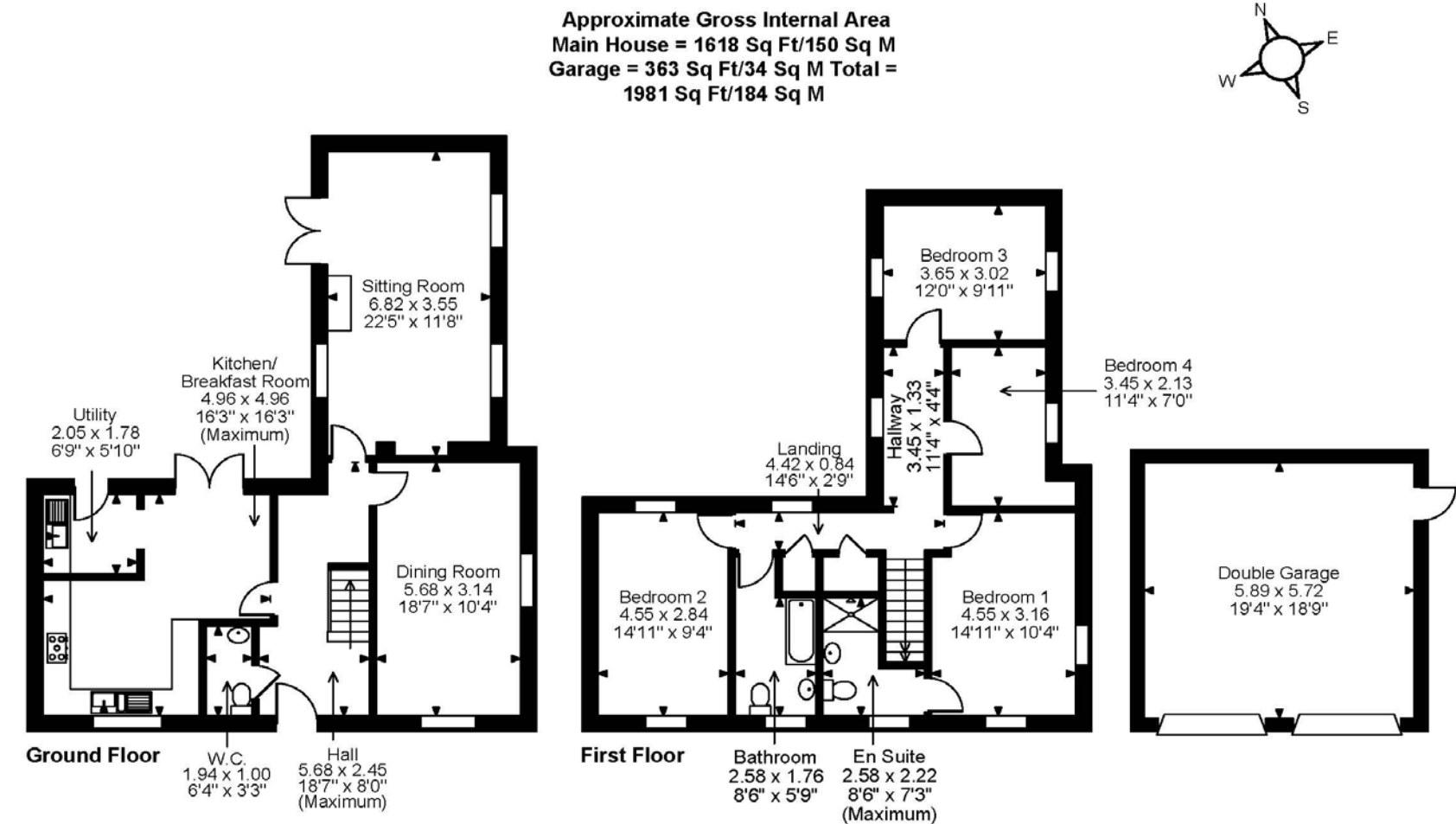
With off street parking, enjoying a quiet location with very little traffic, easy access to town, excellent transport links and a light and attractive interior, this smart and versatile property has everything a person looking for a new home could reasonably ask for.

WELL CONNECTED AND HISTORIC COMMUNITY

Colchester occupies an enviable location in northeast Essex situated on the River Colne and with the A12 looping around it, connecting it to London fifty miles to the southwest and northwards towards Ipswich and Lowestoft. The A120 links up Harwich, Braintree and Bishops Stortford, while 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 particularly well connected to the rest of the country. The Romans chose Colchester as an important military base and today, it is full of history. Eleventh century Colchester Castle was built on the site of an earlier Roman temple and the medieval ruins of St Botolph's Priory and the Abbey of St John the Baptist can still be seen. One of its most interesting parts is the Dutch Quarter near the city centre, with most of its buildings dating back to Tudor times. There are a number of museums, art galleries, two theatres and an arts centre. There are plenty of sports facilities, schools, shops, cafés and restaurants and Colchester is a fast-growing, vibrant community.

To the north of Colchester is the much sought-after area of Highwoods, close to the Country Park, green open spaces and city centre. Colchester North station can also be found here and the popular co-educational Gilberd School, one of the best secondary schools in the area is also a huge draw for families. Standing on a quiet estate built in 2004 is this handsome detached family home. Its owner has lived there since it was constructed, choosing it because of its excellent location and versatile accommodation. With its clean, contemporary interior, off street parking and sunny, enclosed, easy to maintain garden, it offers twenty-first century living at its best, while the many benefits of historic Colchester are easy to access. There is an excellent medical practice nearby, Colchester North station is a short drive away, the park and ride is easily accessible, as is the hospital and a brand new leisure centre is about to be opened, with a new cinema on the horizon.





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