



**Old Pond House, Braiswick, Colchester, CO4 5BG**

**welcome to**

**Old Pond House, Braiswick, Colchester**

This stunning executive detached house is situated on the north side of Colchester in the popular Braiswick area, offering excellent access to local shops, amenities, Colchester Golf Club, North Station with direct links to London Liverpool Street in around 50 mins and the A12.



Early viewing is essential of this beautifully presented substantial detached house situated in a popular and convenient location on the north side of Colchester. Ground floor accommodation comprises entrance hall, cloakroom, kitchen/breakfast room, utility room, family room, large sitting room and separate dining room. The first floor offers four spacious double bedrooms, en suite bathroom to the master bedroom and family bathroom. Externally there is a large driveway providing ample off street parking and extensive enclosed lawned gardens.

#### **Entrance Door To:**

#### **Entrance Hall**

Upvc double glazed window to front, built-in cupboard with light, radiator, wooden flooring, doors to:

#### **Cloakroom**

Upvc double glazed window to rear, low level w.c., pedestal wash hand basin, part tiled walls, radiator, built-in storage cupboard.

#### **Sitting Room**

28' 10" max x 22' 4" max ( 8.79m max x 6.81m max )  
Upvc double glazed windows to front and sides, upvc double glazed French doors to side, feature exposed brick inglenook fireplace with inset log burner and lighting, exposed beams, stairs to first floor, wall lights, three radiators, carpet, door to:

#### **Dining Room**

16' 3" x 12' 1" ( 4.95m x 3.68m )  
Upvc double glazed window to side, upvc double glazed French doors to other side, radiator, carpet.

#### **Kitchen / Breakfast Room**

21' 7" max x 16' 2" max ( 6.58m max x 4.93m max )  
Upvc double glazed window and doors to rear leading to garden, upvc double glazed window to side, range of wood base and eye level units and drawers, work surfaces, inset ceramic sink and drainer with mixer tap, tiled splashbacks, central island with wine storage and feature lighting over, integrated double oven and inset hob, integrated dishwasher, inset fridge, pantry cupboard, inset spotlights, tiled floor, door to:

#### **Utility Room**

8' 11" x 7' 6" ( 2.72m x 2.29m )  
Upvc double glazed window to side, door to side to garden, butler sink unit, oil fired boiler, tiled floor, space for appliances, door to:

#### **Family Room**

16' x 15' 7" ( 4.88m x 4.75m )  
Three upvc double glazed windows to sides, feature exposed beams, radiator, built-in storage cupboard, wooden flooring.

#### **First Floor Accommodation**

#### **Landing**

Upvc double glazed window to rear, upvc double glazed window to side, two built-in storage cupboards, radiator, loft access, doors to:

#### **Bedroom One**

16' 1" max into bay x 14' 2" max ( 4.90m max into bay x 4.32m max )  
Upvc double glazed bay window to side, two built-in wardrobes, radiator, door to:

#### **En Suite Bathroom**

11' 7" x 10' 3" ( 3.53m x 3.12m )  
Modern suite comprising inset bath with central taps and shower head, shower cubicle, concealed cistern w.c. with vanity cupboards and drawers, wash hand basin set into vanity unit with cupboards and drawers below, spotlights, fully tiled, radiator, two upvc double glazed windows to front.

#### **Bedroom Two**

16' 2" max x 10' max ( 4.93m max x 3.05m max )  
Two upvc double glazed windows to sides, built-in wardrobes, loft access, radiator.

#### **Bedroom Three**

13' 3" max x 10' 2" max ( 4.04m max x 3.10m max )  
Upvc double glazed window to side, two built-in wardrobes, radiator.

#### **Bedroom Four**

12' 4" x 10' 3" ( 3.76m x 3.12m )  
Upvc double glazed window to side, radiator, built-in wardrobe, spotlights.

#### **Family Bathroom**

10' 4" x 10' 3" ( 3.15m x 3.12m )  
Modern suite comprising bath with central taps and shower attachment + mosaic tiled surround + recessed shelving, large mirror and lights, shower cubicle, vanity wash hand basin set into vanity unit with cupboards below, concealed cistern w.c. with vanity cupboards, mosaic tiled splashbacks and flooring, spotlights, heated towel rail, upvc double glazed obscure window to front.

#### **Outside**

Gates give access to a large driveway providing ample off road parking for several cars. There is a mature lawned front garden with shrubs and trees.

There are large wrap around mature gardens which are laid to lawn with inset trees, shrubs and flowers, patio seating area, all enclosed by panel fencing and hedgerow screen.



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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Old Pond House, Braiswick, Colchester

- Executive Detached Family Home
- Three Reception Rooms
- Large Kitchen/Breakfast Room
- Cloakroom & Utility Room
- Four Double Bedrooms
- Two Bathrooms
- Ample Parking & Extensive Gardens

Tenure: Freehold EPC Rating: F

offers in excess of

**£800,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS119068 - 0003

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