



Lower Road, Peldon, Colchester, CO5 7QR

welcome to

Lower Road, Peldon, Colchester

This beautifully presented substantial detached residence is situated in the popular village of Peldon, which features an historic church, community-focused village hall, scenic greensward & pub, excellent primary schools in West Mersea and Langenhoe, as well as stunning surrounding countryside.



This charming detached family home is situated in a popular village location and offers spacious and flexible accommodation throughout.

The ground floor benefits from entrance hall, cloakroom, lounge, dining room, study, kitchen/diner, conservatory, utility room and further reception room/annex with shower room.

The first floor offers master bedroom with en suite shower room, three further good size bedrooms and a family bathroom.

Externally there is ample off street parking and a large rear garden with open views to the rear.

Entrance Door To:

Entrance Hall

Tiled floor, radiator, stairs to first floor, doors to:

Cloakroom

Low level w.c., wash hand basin, tiled floor, upvc double glazed window to rear.

Lounge

12' 3" max x 16' 9" (3.73m max x 5.11m)

Upvc double glazed window to front, wood effect flooring, feature fireplace with log burner, radiator.

Dining Room

15' 1" x 12' 8" max (4.60m x 3.86m max)

Feature fireplace, upvc double glazed windows and doors to rear, radiator, carpet.

Study

9' 3" x 8' (2.82m x 2.44m)

Upvc double glazed window to front, radiator, wood effect flooring.

Kitchen / Diner

16' 1" max x 14' 10" max (4.90m max x 4.52m max)

Upvc double glazed window to side, upvc double glazed window to rear to Conservatory, range of matching base and eye level units, roll edge work

surfaces, inset sink and drainer unit, space for appliances, tiled floor, doors to Utility Room & Conservatory.

Conservatory

14' 8" max x 12' max (4.47m max x 3.66m max)

Upvc double glazed with doors to rear and tiled floor.

Utility Room

15' 3" max x 8' 11" max (4.65m max x 2.72m max)

Upvc double glazed window to side, work surfaces with inset sink unit, space for appliances, tiled floor, matching units, door to:

Annex / Reception Room

18' 3" x 15' 4" (5.56m x 4.67m)

Upvc double glazed windows and doors to side, radiator, carpet, built-in cupboard, door to:

Shower Room

8' 5" max x 5' 10" max (2.57m max x 1.78m max)

Shower cubicle, low level w.c., wash hand basin, tiled floor.

First Floor Accommodation

Landing

Upvc double glazed window to rear, radiator, carpet, doors to:

Bedroom One

13' 1" x 12' 10" (3.99m x 3.91m)

Upvc double glazed window to front, radiator, carpet, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, tiled floor, upvc double glazed window to side.

Bedroom Two

12' 10" max + wardrobes x 9' 8" max (3.91m max + wardrobes x 2.95m max)

Upvc double glazed window to rear, radiator, carpet, built-in wardrobes to one wall.

Bedroom Three

11' 9" x 10' 5" (3.58m x 3.17m)

Upvc double glazed window to rear, radiator, carpet.

Bedroom Four

13' 5" x 7' 5" + window recess (4.09m x 2.26m + window recess)

Upvc double glazed window to front, radiator, carpet, built-in wardrobe.

Bathroom

Upvc double glazed window to side, panel enclosed bath with shower attachment, low level w.c., wash basin, heated towel rail, tiled floor.

Outside

Front

To the front of the property there is a large driveway providing off road parking for several cars.

Rear

There is a large rear garden which is beautifully maintained and comprises of lawned garden, generous patio area and slate seating area, all enclosed by panel fencing and wire fencing to rear. The property benefits from lovely field views to the rear.



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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

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Lower Road, Peldon, Colchester

- Substantial Detached Home
- 3 Reception Rooms
- Kitchen/Diner & Conservatory
- Annex/Reception Room
- 4 Bedrooms
- 2 En Suite & Bathroom
- Ample Parking & Large Gardens

Tenure: Freehold EPC Rating: E
Council Tax Band: F



£700,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120744 - 0002

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