



**The Glade, Colchester, CO4 3JD**



**welcome to**

**The Glade, Colchester**

Situated on the PRESTIGIOUS WELSHWOOD PARK ESTATE this stunning EXTENDED DETACHED FAMILY HOUSE offers GENEROUS ACCOMMODATION and is IMMACULATEDLY PRESENTED THROUGHOUT. Nestled in a SOUGHT-AFTER CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, a variety of shops, bus services and the A12/A120.



### **Entrance**

The property is entered via the front door with double glazed insets leading to:

### **Entrance Hall**

Vertical designer radiator, laminate flooring, stairs rising to the first floor and doors leading to;

### **Living Room**

20' 6" x 11' 2" ( 6.25m x 3.40m )

Double glazed windows to the front and side aspects, open fireplace feature and a radiator.

### **Cloakroom**

Double glazed window to the side aspect, low level WC, wash hand basin with mixer tap and cupboard under, radiator and textured pannelled walls.

### **Study**

10' 10" x 6' 10" max ( 3.30m x 2.08m max )

Vertical designer radiator and boxed electric meter.

### **Kitchen / Dining / Family Room**

28' 2" x 20' 4" ( 8.59m x 6.20m )

Double glazed bi-folding doors opening onto the rear garden, Two sinks with mixer tap inset to the worktop (incorporating the curved breakfast bar), extensive range of cashmere high-gloss wall and floor mounted matching cupboards and drawers with curved corner units, integral fridge/freezer a dishwasher and an additional freezer, built-in Zanussi electric double oven with Russell Hobbs five-ring gas hob with motorised downdraft extractor unit, three vertical designer radiators, inset spotlights, laminate flooring and a door leading to:

### **Utility Room**

10' 4" x 6' ( 3.15m x 1.83m )

Obscure double glazed side door to the side path,

door to the garage, double glazed window to the rear aspect, butler sink with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, plumbing for a washing machine, tumble dryer and dishwasher and a heated towel rail.

### **First Floor Landing**

Double glazed window to the front aspect, glass balustrade, radiator and doors leading to;

### **Bedroom One**

14' 10" x 14' 6" max ( 4.52m x 4.42m max )

Double glazed French doors (flanked with double glazed windows) opening onto the rear balcony, access to the loft, twin built-in wardrobes, 3 x vertical designer radiators, inset spotlights, wardrobe style double doors to the en-suite bath/shower room and open access to the DRESSING AREA (7'2 x 5'6) with a range of his and hers fitted wardrobes.

### **Rear Balcony**

Overlooking the rear garden with glass balustrade, external lighting and artificial turf.

### **En-Suite Bath / Shower Room**

Obscure double glazed window to the rear aspect, luxury freestanding bath with mixer tap and shower attachment, double shower cubicle with mixer tap and waterfall shower head over, wash hand basin with mixer tap, mosaic tiled splashbacks, low level WC, hospital style radiator/heated towel rail and tiled flooring.

### **Bedroom Two**

11' x 8' 10" ( 3.35m x 2.69m )

Double glazed window to the rear aspect, built-in wardrobe with additional eaves storage, radiator and a door leading to:

### **En-Suite Shower Room**

Two double glazed Keylite skylight windows to the side, shower cubicle with adjustable shower head and mixer tap, vanity wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, part tiled walls and tiled flooring.

### **Bedroom Three**

17' 2" x 8' max ( 5.23m x 2.44m max )

Double glazed French doors opening onto the front balcony, double glazed Keylite skylight window to the side aspect, built-in cupboard with additional eaves storage and a radiator.

### **Front Balcony**

Overlooking the front garden with balustrade and artificial turf.

### **Bedroom Four**

11' 4" x 10' 8" ( 3.45m x 3.25m )

Double glazed window to the front aspect, inset spotlights and a radiator.

### **Family Bath / Shower Room**

Two double glazed Keylite skylight windows to the side, luxury free standing bath with mixer tap and shower attachment, shower cubicle with adjustable shower head/mixer tap and waterfall shower head over, vanity wash hand basin with mixer tap and cupboards under, low level WC, hospital style radiator/heated towel rail, part tiled walls with mosaic detail and tiled flooring.

### **Rear Garden**

The enclosed rear garden is mainly laid to lawn with a decked patio area, mature trees, shrubs and flower beds, corner arbour and twin arbour to rear, external tap and further access via the front gate and side path.



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## The Glade, Colchester

- Four Bedroom Detached Family House
- Stylish Kitchen/Dining Room Extension
- Bi-Folding Doors Opening onto the Rear Garden
- Generous Front and Rear Balconies
- Master with En-Suite and Dressing Area

Tenure: Freehold EPC Rating: C

**£850,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ106868 - 0005

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