



Peace Haven
Boxted, Essex

**DAVID
BURR**



Peace Haven, Straight Road, Boxted, Colchester, Essex, CO4 5QN

Boxted is a sprawling village with a strong sense of community illustrated by its many clubs and societies. There is a well-regarded Primary school and Parish church. There are many countryside walks with part of the village lying within the Dedham Vale Area of Outstanding Natural Beauty and Colchester with its comprehensive range of amenities and commuter rail link to London Liverpool Street station is only four miles distant.

A three-bedroom detached bungalow presented to the market in excellent order throughout having been subject to a comprehensive programme of recent refurbishment, located in the highly regarded North Essex village of Boxted. Conveniently situated on Straight Road, the property offers an accommodation schedule of approximately 1,100sq ft arranged over a single storey. Adapted to create a linear reception arrangement with oak effect internal doors, wood effect flooring, LED spotlights, wooden topped shaker style kitchen and bi-folding doors across the rear elevation. Further benefits to the property include ample private parking via a shingle driveway, gated side access via a porcelain tiled terrace and garden room. Further benefits to the property include landscaped rear gardens with fence line border, border planting, central expanse of lawn and substantial rear terrace.

A three-bedroom detached bungalow having benefitted from a recent programme of refurbishment and extension offering two distinctive reception rooms. Further benefits to the property include a converted garden room, porcelain tiled terrace, private rear gardens, and ample private parking via a shingle driveway.

Obscured panel-glazed UPVC clad grained effect security door opening to:

ENTRANCE HALL: 34' 0" x 3' 5" (10.37m x 1.05m) With stripped wood effect flooring, obscured glass casement window to side and panel glazed oak effect door opening to:

INNER HALL: With velux skylight, stripped wood effect flooring and panel glazing to side providing an aspect into the sitting room. Further panel glazed screen to rear linking to the kitchen/dining room and further door to linen store housing water cylinder with useful fitted shelving.

SITTING ROOM: 15' 7" x 11' 8" (4.76m x 3.56m) With UPVC framed double glazed casement windows to front, full height open fronted fitted unit providing useful storage and shelving space. LED spotlights and panel glazed oak effect internal door opening to:

DINING ROOM: 11' 10" x 8' 9" (3.61m x 2.67m) With UPVC framed double glazed casement window to side, LED spotlights and stripped wood effect flooring. Opening to:

KITCHEN/FAMILY ROOM: 24' 7" x 11' 7" (7.50m x 3.54m) Forming part of a single storey rear extension and fitted with an extensive range of shaker style base and wall units with wooden surfaces over and upstands above. Single sink unit with mixer tap above, casement window to rear affording views across the gardens and integrated appliances including an oven with grill above, four ring ceramic hob and space for an American style fridge/freezer. Further fitted appliances include a dishwasher and wine cooler. The kitchen units comprise a range of soft close cutlery drawers, deep fill pan drawers, base and wall level shelving and fold out corner carousel unit. Central peninsular unit, three panel aluminium framed bi-folding doors opening to the rear terrace, LED spotlights and stripped wood effect flooring throughout.

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BEDROOM 1: 11' 8" x 9' 10" (3.58m x 3.00m) With casement window to front.

BEDROOM 2: 11' 8" x 8' 10" (3.58m x 2.71m) With casement window to side.

BEDROOM 3: 11' 8" x 8' 10" (3.58m x 2.71m) With casement window to side, oak effect door to fitted wardrobe with attached hanging rail and further door to boiler room housing oil fired boiler with shelving above.

FAMILY BATHROOM: 7' 9" x 5' 7" (2.38m x 1.72m) Fully tiled and fitted with ceramic WC, pedestal wash hand basin, bath and fully tiled separately screened shower unit. Wall mounted heated towel radiator, obscured glass window to side, LED spotlights and hatch to loft.

Outside

The property is located on Straight Road, approached via a part concrete and part shingled driveway with space for approximately five vehicles. A porcelain tiled terrace is set to the front of the property with gated access to side and twin hinge doors opening directly to a:

GARAGE: Currently utilised as an external store with internal partition to create a:

GARDEN ROOM: A converted garage space with seating area **14' 4" x 11' 3"** (4.39m x 3.43m), kitchenette **7' 10" x 7' 5"** (2.41m x 2.27m) and shower room facilities **7' 4" x 4' 7"** (2.26m x 1.40m).

The rear gardens are one of the property's strongest attributes with a porcelain tiled terrace, border planting, six-foot fence line boundary with timber framed external store set to the rear of the plot with an expanse of lawn enjoying a private aspect.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

BROADBAND SPEED: Up to 80Mbps (source Ofcom).

PHONE COVERAGE: EE and O2 (source Ofcom).

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EPC RATING: E. A copy of the energy performance certificate is available on request.

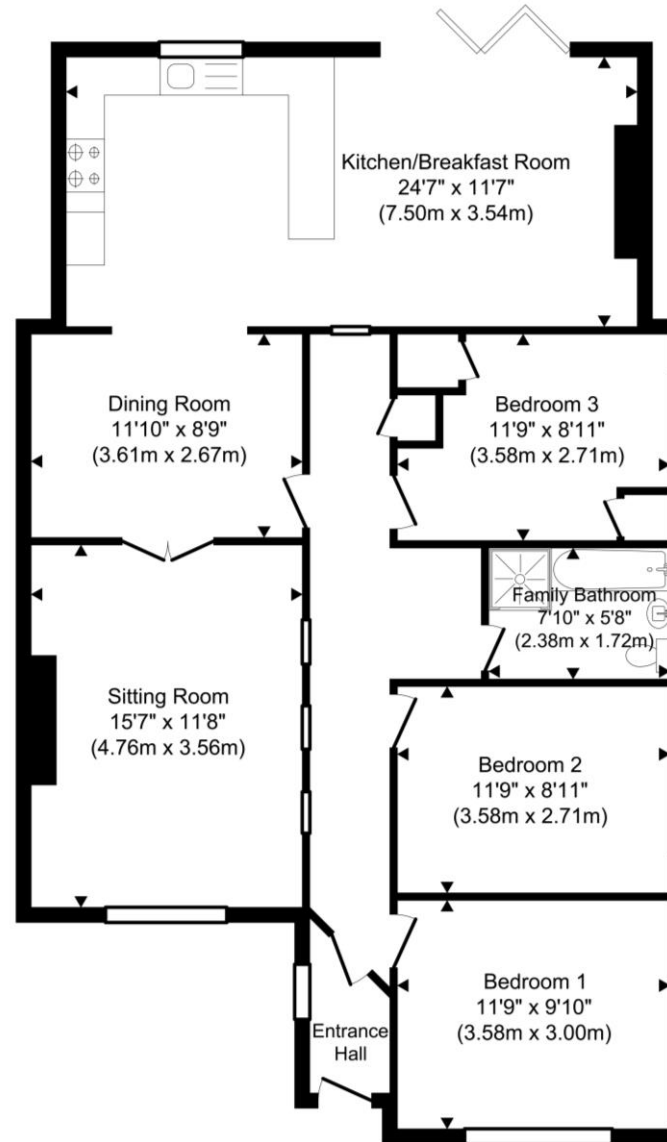
WHAT3WORDS: ///duck.ears.automatic

LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 1116.21 SQ.FT. (103.70 SQ.M.)

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