



## Westbury Close

Copford, Colchester, CO6 1YW

Guide Price £550,000 - £600,000

If you are looking for a spacious and well-located four bedroom detached home in Copford, this property might be the one for you. It is situated in a desirable village with easy access to the A12 and Marks Tey railway station, making it convenient for commuting and travelling.





# Property Features

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- FOUR BEDROOMS
- LOUNGE
- DINING ROOM
- STUDY
- FITTED KITCHEN
- UTILITY ROOM
- EN-SUITE BATHROOM
- SEPARATE SHOWER ROOM
- CONSERVATORY

# Full Description

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## THE PROPERTY

This stunning four bedroom detached house in Copford has been beautifully renovated to a high standard, offering a luxurious living experience. The property boasts a contemporary style with elegant touches, and benefits from its convenient location near local amenities and Marks Tey Train Station.

The ground floor features a lovely porch and a spacious hallway that leads to the open-plan modern kitchen and dining area, which is the focal point of the house.

The kitchen is fitted with high-quality appliances, and the dining space is ideal for socialising or family time. The lounge is adjacent to the kitchen, and offers a cozy and bright space with exquisite finishes.

A conservatory extends the living space, and provides a peaceful spot to enjoy the garden views. The ground floor also has a utility room, an office or study area, and a separate toilet.

On the first floor, a large landing connects the bedrooms. The main bedroom is a spacious and stylish retreat, with an en-suite bathroom. Three more bedrooms offer versatility for guests, children, or a home office. A modern family bathroom serves the rest of the household.

Outside, there is plenty of parking space on the driveway. The rear garden is a delight for outdoor lovers, with a mix of decking, patio, and lawn. This well-designed space is great for hosting events, eating outdoors, or relaxing in nature.



## THE MEASUREMENTS

Entrance Hall -

Living Room - 5.28 x 4.61 (17'3" x 15'1") -

Kitchen/Diner - 8.88 x 3.58 (29'1" x 11'8") -

Utility Room - 2.51 x 1.98 (8'2" x 6'5") -

Study - 2.89 x 2.84 (9'5" x 9'3")

W/C - 2.16 x 1.64 (7'1" x 5'4")

## First floor

Master Bedroom - 4.57 x 4.42  
(14'11" x 14'6") -

Ensuite- 3.75 x 1.67 (12'3" x 5'5") -

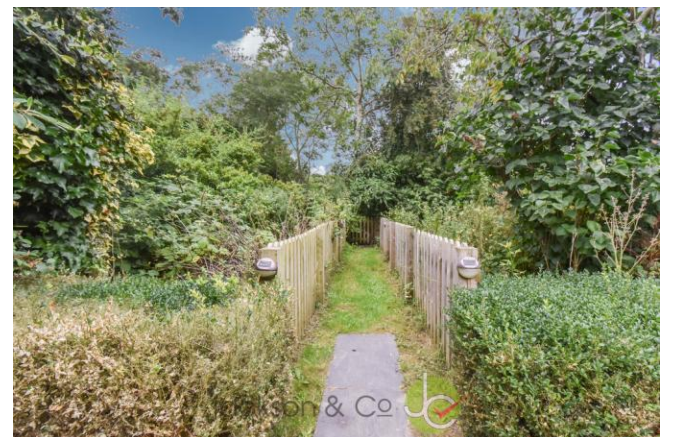
Second Bedroom - 4.38 x 2.96  
(14'4" x 9'8") -

Third Bedroom - 3.02 x 2.98 (9'10" x 9'9") -

Fourth Bedroom - 3.02 x 2.38 (9'10" x 7'9") -

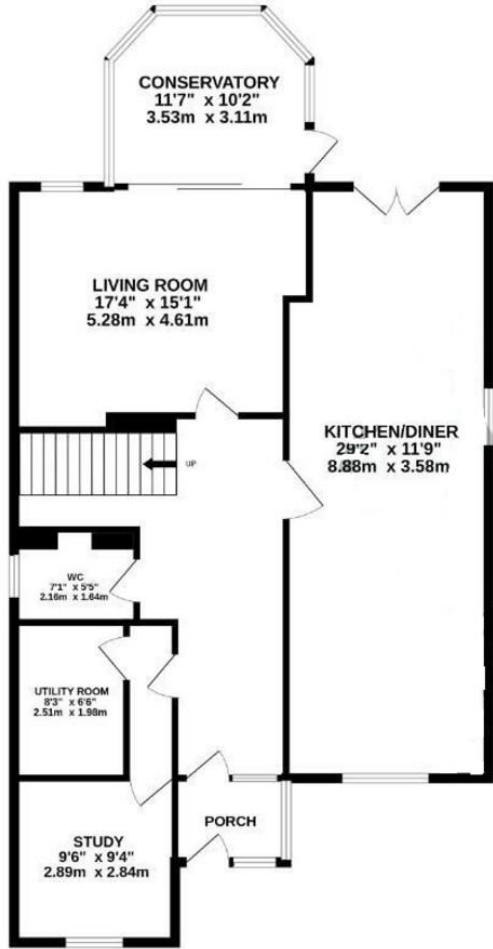
Family Bathroom - 3.75 x 2.09  
(12'3" x 6'10") -



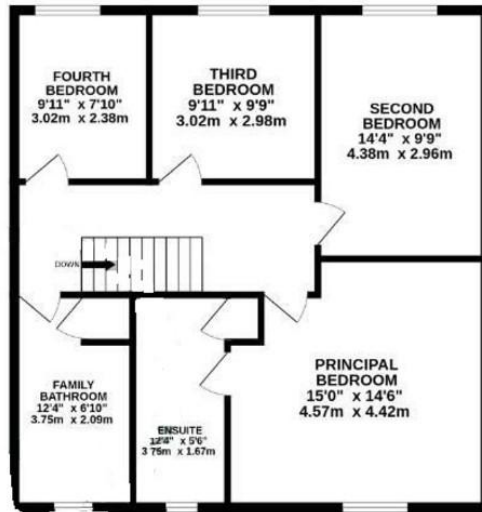




GROUND FLOOR



1ST FLOOR



6

C

Essex

CO2 8FP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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upon and potential buyers/tenants are advised to recheck the measurements

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