



Welshwood Park Road | CO4 3HZ

FINE & COUNTRY

OVERVIEW

We are thrilled to offer this spacious 7-bedroom detached house, located in the desirable location of Welshwood Park Road, featuring a generous kitchen/dining/family room and a separate sitting room.

Refurbished to an exceptional standard, it boasts a high-specification kitchen, zonal underfloor heating, and bifold doors that open directly onto an expansive, private, and secluded garden overlooking open fields.









STEP INSIDE

Located on the serene Welshwood Park Road, this magnificent property spans an impressive total floor area of 3,465 square feet. Upon entering, you are greeted by an inviting hall that effortlessly leads you into the expansive sitting room, an elegant and generous space perfect for relaxation and entertainment, with sliding doors opening directly into the garden, allowing light to flood in.

Adjacent is the striking kitchen/dining family room. The high-specification kitchen includes an Elica induction hob and extractor fan, a Neff double hide-and-slide oven, a microwave combi, and a warming drawer, as well as zonal underfloor heating. The open-plan layout encourages fluidity and interaction, with the bifold doors creating the perfect indoor-outdoor environment.

A well-appointed utility room provides essential functionality. There is also a spacious bedroom or study on the ground floor. Completing the downstairs amenities, the cloakroom adds both convenience and style.

Upstairs, a landing leads to six beautifully sized bedrooms. The main suite impresses with its generous dimensions and air conditioning, complemented by an elegant ensuite complete with underfloor heating. The additional bedrooms vary in size, perfect for family or guest accommodation, while a family bathroom and chic Jack & Jill shower room ensure comfort and luxury.



STEP OUTSIDE

STEP OUTSIDE

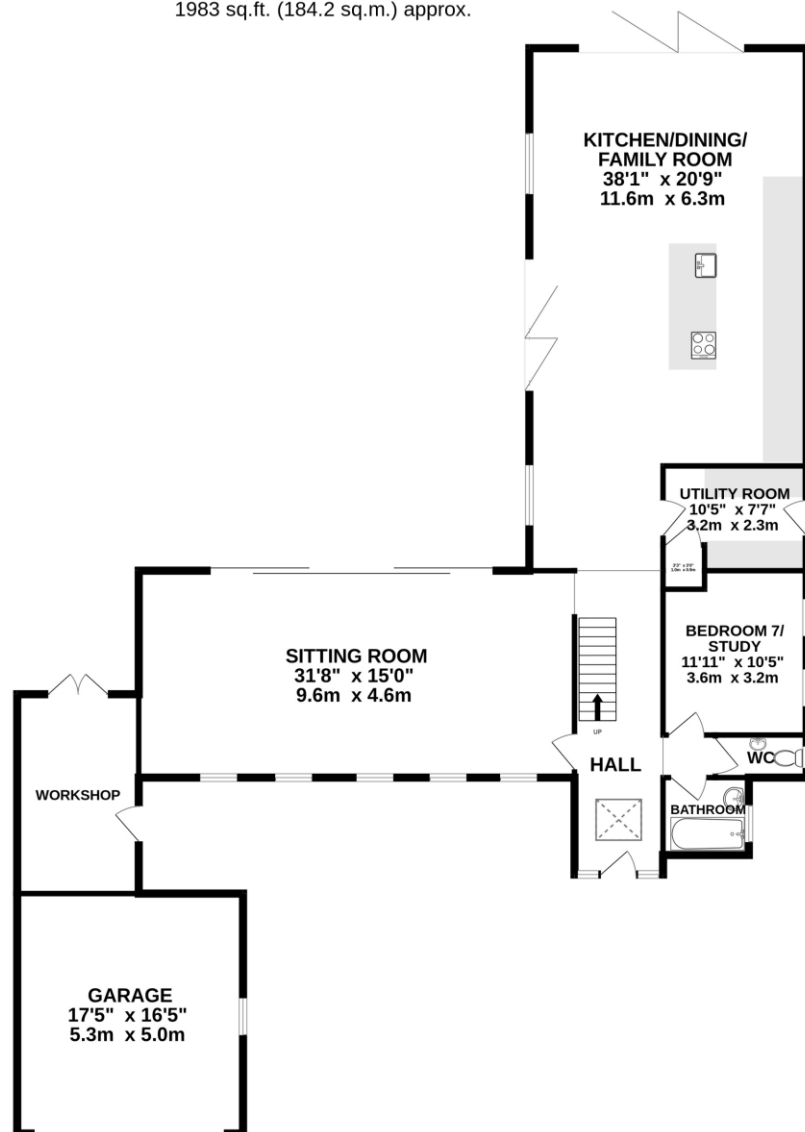
The property boasts a wonderful private garden, mainly laid to lawn, framed by mature trees and planting, with lovely views overlooking open fields.

At the front, you will find a large double garage, and generous driveway providing ample parking. There is also a handy workshop for hobbies or extra storage.

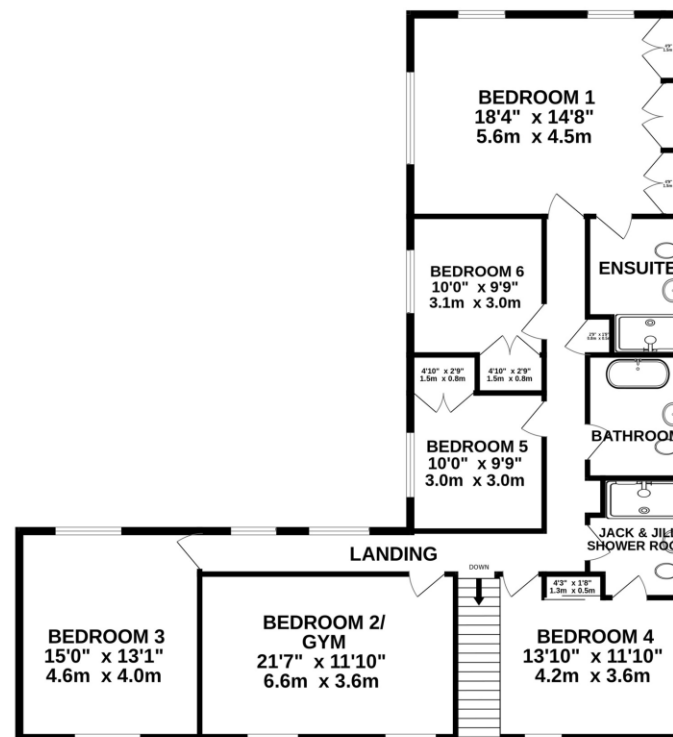
LOCATION

Welshwood Park Road in Colchester is a charming area providing a peaceful, family-friendly atmosphere amidst lush greenery. It's well-served by educational institutions, including esteemed private schools such as Colchester High School and St. Mary's School for Girls, as well as public schools, like The Gilbert School and St. Benedict's Catholic College. The area provides easy access to a variety of shops, cafes, and restaurants in the bustling city centre, while the beautiful High Woods Country Park nearby provides ample outdoor recreational activities. The A12 offers smooth road connections to London and Ipswich. Colchester railway station is easily accessible and has frequent train services to London Liverpool Street, typically taking about 50 minutes.

GROUND FLOOR
1983 sq.ft. (184.2 sq.m.) approx.



1ST FLOOR
1482 sq.ft. (137.6 sq.m.) approx.



WELSHWOOD PARK ROAD COLCHESTER

TOTAL FLOOR AREA : 3465 sq.ft. (321.9 sq.m.) approx.

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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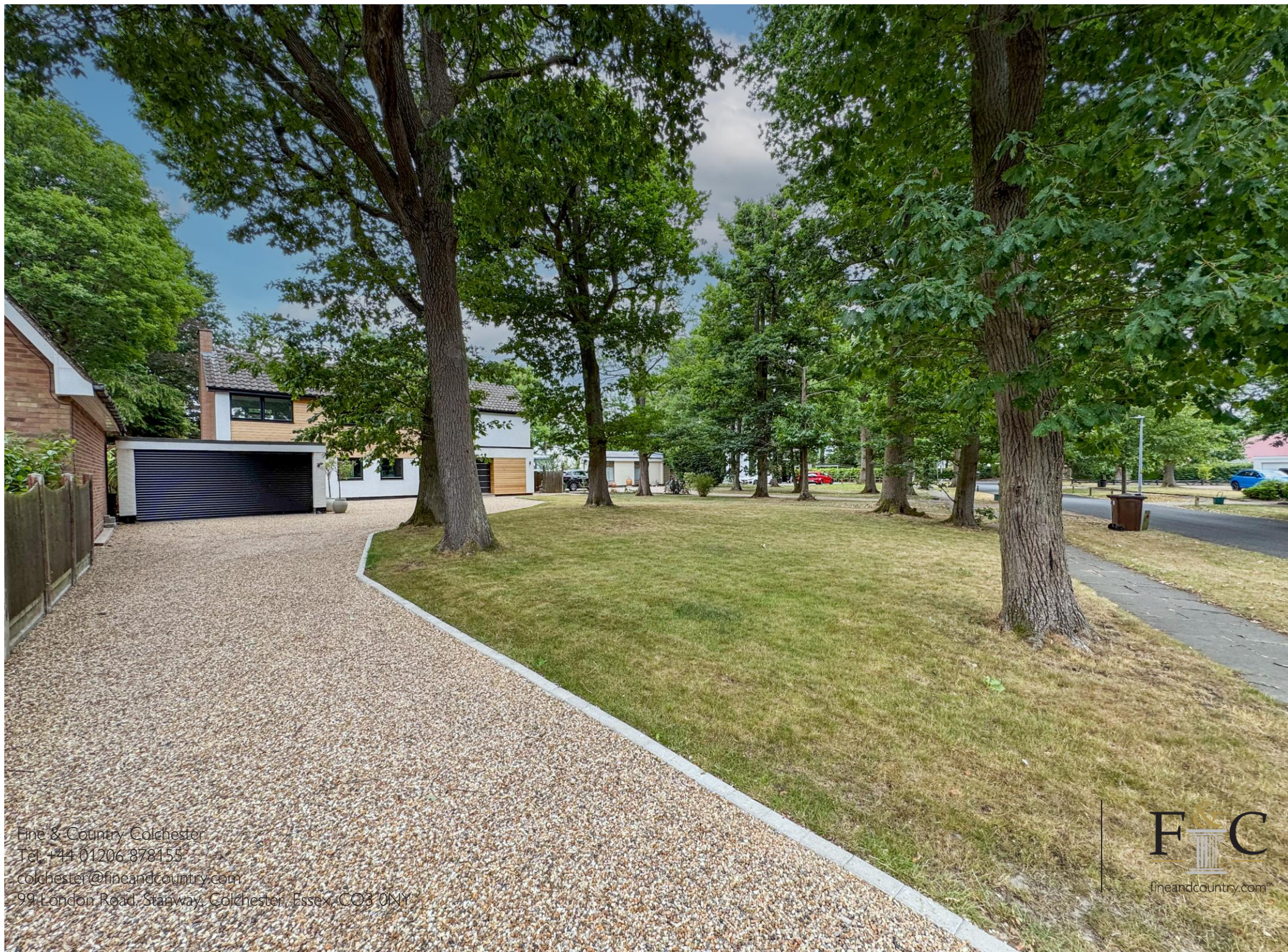
RACHELE WINN
ADMINISTRATOR

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