



Crown Street, Dedham

****CHAIN FREE**** This beautiful 3-bedroom home, located in the heart of Dedham, perfectly combines stylish contemporary living with easy access to the sought after local amenities and village lifestyle that Dedham offers. Ideal for families or professionals, this spacious property features 3 reception rooms, off street parking and a beautifully maintained garden, creating a serene space for relaxation and outdoor entertaining.

Guide price £450,000

Crown Street

Dedham, Colchester, CO7



- ****Guide Price £450,000 - £475,000****
- 3 reception rooms
- Off street parking
- Walking distance to Dedham Village
- Exceptional open plan kitchen/dining room with bifold doors onto garden
- Stunning contemporary finish
- Landscaped sunny garden

The Property

The ground floor has been well organised in a sociable, open-plan layout. The owners have built a modern kitchen/dining extension to the rear of the property, with attractive mint green cabinetry and partial wall panelling. Sleek wooden floorboards run underfoot with a large island and breakfast bar completing the contemporary finish. There is ample space to dine and the room is flooded in natural light from the bifolding doors leading onto the garden creating a truly stunning entertaining space or the perfect place to unwind at the end of the day. A separate utility space ensures a clutter free environment. Adjacent, there is an impressive living room with an open fire creating a welcoming living space.

To the front of the property there are a further two reception rooms. The current owners are using these rooms as an office space and a playroom. Both rooms feature the same stunning wooden floors, ample natural light, tasteful decor and handsome, traditional column radiators.

Ascending the stairs and you will find 3 beautifully presented bedrooms. The principal bedroom is light and airy with dual aspect windows. Whilst the second is also a good sized double bedroom, the third makes an excellent children's bedroom or nursery.

The Outside

An attractive red brick façade set behind a paved driveway and framed with mature hedges creates an impressive frontage for this stunning home. The paved driveway provides off street parking for 2 vehicles.

To the rear, there is a generously sized sunny garden. The garden is bordered with hedging, as well as fencing ensuring privacy. As well as a large area laid to lawn, there is a decked area, complete with a pergola, providing the perfect space for outside dining with friends and family in the summer months. There is also a shed to the rear providing outside storage space.

The Area

The property is situated an easy stroll from Dedham Village. Dedham is renowned for its beautiful Constable countryside, quaint village pubs and community lifestyle. Situated in an Area of Outstanding Natural Beauty you are spoilt for choice for walks along the River Stour and surrounding rolling countryside. Dedham primary school is within striking distance and incredibly well regarded.

Situated within easy reach of the A12 you are well connected and can be in the thriving city of Colchester within 15 minutes. This gives you easy access to the best of both worlds and an abundance of high street shops, eateries, entertainment and leisure facilities only a short drive away. Dedham is also well connected by rail, with Manningtree Mainline Station less than a 10 minute drive, making the daily commute effortless.

Further Information

Council: Colchester

Band: C

Tenure: Freehold

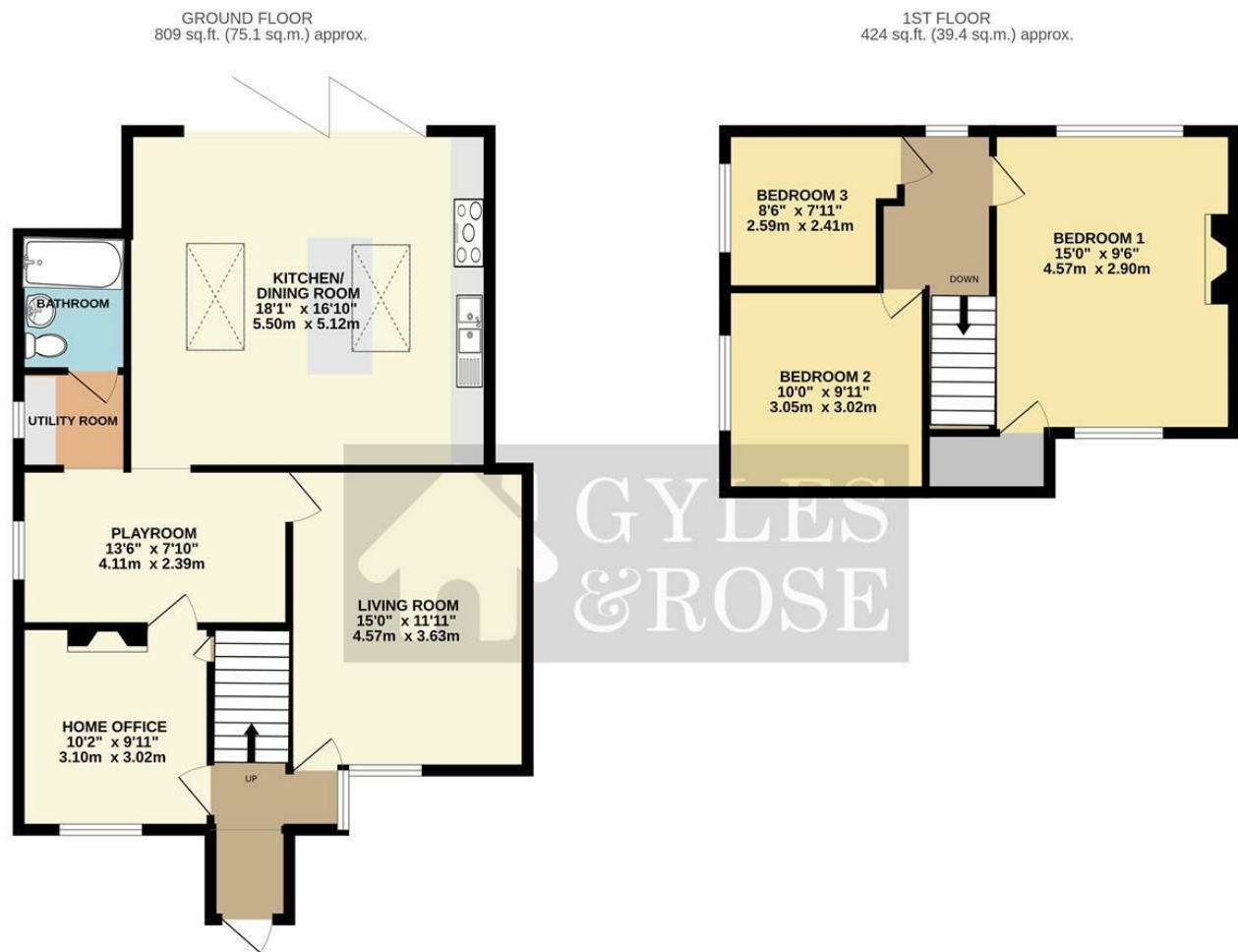
Property Construction: Brick

Gas, Electric and Water Mains

Sellers Position: Chain Free



Floor Plan



TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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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