



Fairways, Braiswick

A beautifully presented detached five-bedroom home in the highly sought after Braiswick. Meticulously finished to the highest standards, this impressive family residence offers a generous living space of approx. 2,000 square feet, providing a perfect blend of modern luxury and timeless elegance.

Guide price £775,000

Fairways

Braiswick, Colchester, CO4



- 5 bedrooms
- Large sunny garden
- Braiswick
- 3 bathrooms
- Off street parking
- 3 reception rooms
- Double garage

The Property

As soon as you step inside, you are immediately struck by the large open rooms, plentiful natural light and exceptional finish. The property provides substantial entertaining space with an open-plan kitchen/dining room and a generously sized living room, both of which have direct access to the conservatory via double doors that lead to a large enclosed garden.

There is a sizeable hallway with slate-coloured tiles leading on to the kitchen/dining room and living space. The stunning contemporary living space reaches a grand 23ft. Light floods in through both the large window and double doors leading on to the conservatory. The wooden-style flooring, fireplace and modern decor combine to create a truly remarkable room.

Currently serving as the most beautiful dining space, the conservatory offers panoramic garden views and can be accessed via double doors from both the living room and the open-plan kitchen/dining room. With a tiled floor and an excellent finish, the conservatory provides an impressive place to entertain.

At the heart of the house, is this stunning open plan kitchen/dining room. There are fully fitted modern integrated appliances, wooden style flooring and ample space for both dining and relaxing. The conservatory can also be accessed from the kitchen via double doors. A generously sized utility room is in keeping with the contemporary decor and high quality finish of the rest of the property and provides a clutter free environment.

A guest cloakroom with low level WC, basin and obscured window completes the offerings of the ground floor.

Upstairs, there are 5 spacious bedrooms. The principal bedroom is an immaculately presented spacious bedroom with an abundance of natural light and plenty of in-built storage. It boasts a modern, en suite bathroom with low-level WC, shower and basin.

The second bedroom is also a generously sized double bedroom to the front of the property with carpeted flooring, storage and a large window. This bedroom also boasts an ensuite bathroom with shower, low level WC, basin and obscured window.

To the rear of the property, there are three further generously sized bedrooms with garden views and storage spaces.

A large neutrally decorated family bathroom, with bath, low level WC, basin and obscured window completes the second floor.

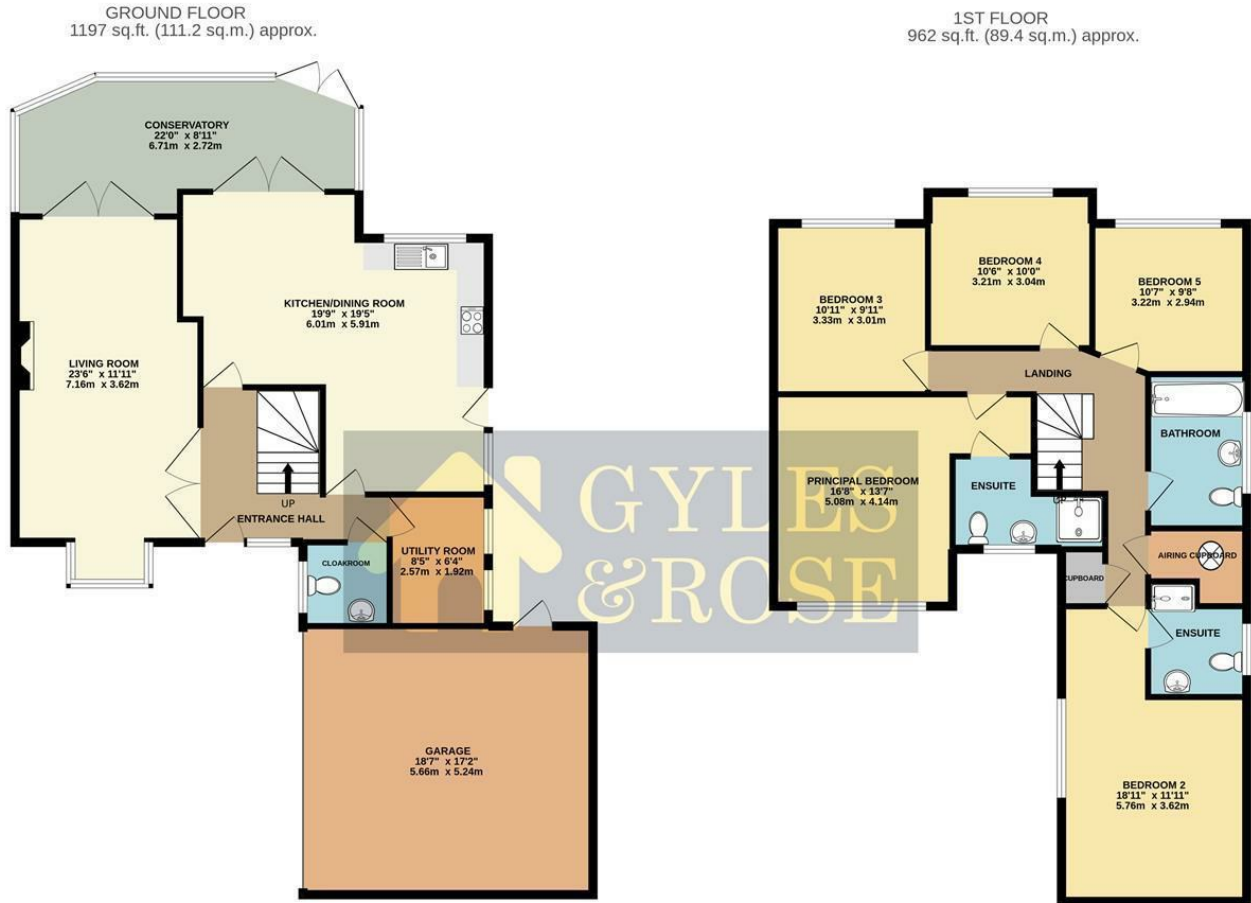
The Outside

This handsome family home boasts an impressive frontage. Set behind a bricked driveway, enclosed with attractive red brick walling and hedging ensuring privacy, this family home has ample space for off street parking as well as a double garage providing further off street parking for 2 vehicles.

To the rear, is a large sunny garden with a patio area perfect for outside dining. This sizeable garden provides ample space for entertaining, for pets or growing families. At the end of the garden there is a further decked area providing a further seating area for entertaining guests.



Floor Plan



TOTAL FLOOR AREA : 2159 sq.ft. (200.6 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.
 Made with Metropix ©2022



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
(82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	73	82	(82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		
<small>Not energy efficient - higher running costs</small>			<small>Not environmentally friendly - higher CO₂ emissions</small>		
England & Wales			England & Wales		
<small>EU Directive 2002/91/EC</small>			<small>EU Directive 2002/91/EC</small>		