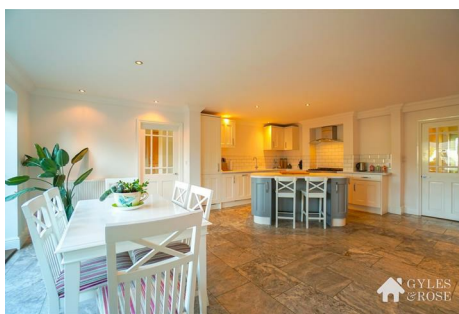




Bourne Road, Colchester

This beautifully modernised 1920s home seamlessly blends timeless character with contemporary style, offering spacious living areas perfect for family life. With a bright open-plan kitchen, tranquil bedrooms, and a landscaped garden complete with a workshop, garage and greenhouse, it provides an ideal balance of elegance and practicality in the heart of Colchester.

£500,000

Bourne Road

Colchester, CO2



- Chain free
- Moveable island feature
- Private garden with green house
- Excellent schools and amenties nearby
- Charming 1920s-built property
- Spacious main bedroom with en-suite
- Generous patio
- Open-plan kitchen and dining area
- Full size pit in workshop
- Off-road parking with practical garage

The Property

This charming home built in 1920, seamlessly combines timeless character with modern functionality, offering bright and spacious living spaces ideal for family life. Enter through a light-filled hallway that immediately sets a welcoming tone. To the right, a spacious living room awaits, featuring a beautiful bay window that floods the space with natural light and a fireplace that adds warmth and charm.

Continuing down the hallway, a convenient cupboard is neatly tucked under the stairs, providing ample storage. The hall leads into the heart of the home, a large open-plan kitchen and dining room. The modern kitchen boasts sleek white cabinets, a stylish diagonal free standing island, and a large gas stove framed by modern white tiles. This space exudes both practicality and charm. The dining area, bathed in light from bright doors that open to the garden, creates a seamless indoor-outdoor connection, perfect for entertaining or family meals.

From the kitchen, step into a thoughtfully designed utility room adorned with decorative tiles, offering both style and convenience. This space includes a WC, a door leading to the garden, and access to the garage, ideal for additional storage or practical use.

Upstairs, the property offers four bedrooms, each bathed in natural light, creating tranquil and inviting spaces. The main bedroom is particularly spacious and features an en-suite bathroom with a corner shower and a cupboard for additional storage. The main family bathroom is equally impressive, complete with a bathtub and a corner shower, combining style and functionality.

This beautifully modernised home effortlessly blends classic design with contemporary touches, providing a versatile and elegant living environment for families.

The Outside

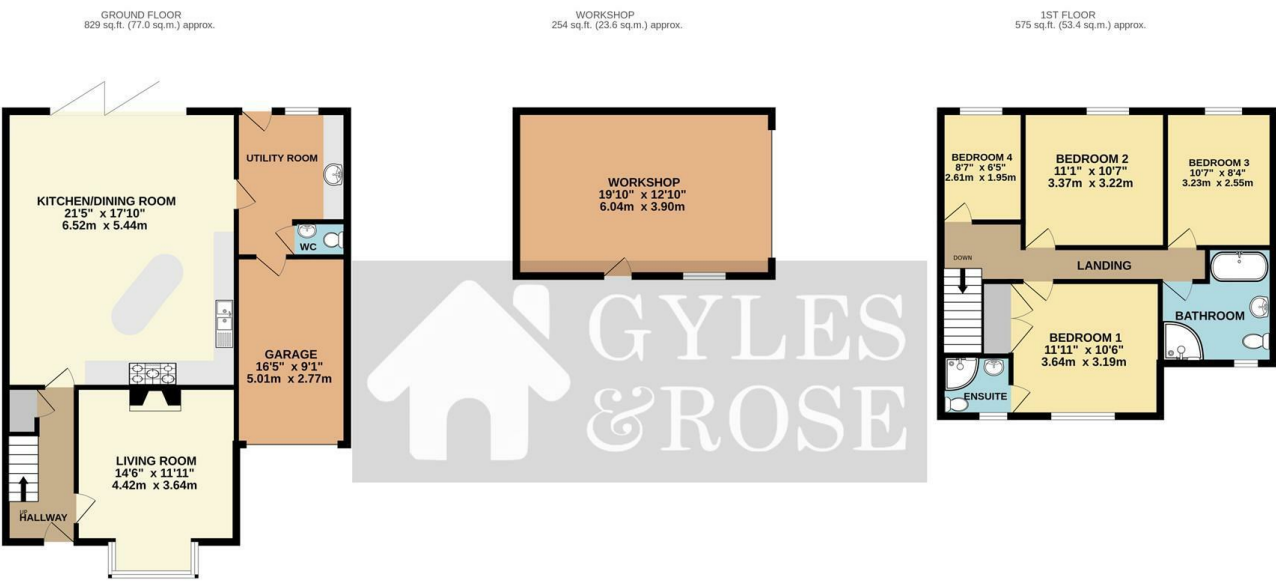
The front entrance is approached via a quaint walkway with steps, complemented by decorative plants that add a welcoming touch and enhance the home's kerb appeal. Adjacent to the entrance, an off-road parking area leads directly to a practical garage, offering both convenience and functionality for everyday living.

The workshop has a full-size pit which has been moisture tanked so will remain dry. The pit can also be covered to maximise use of the floor space. There is also a pitched roof for further storage space.

The rear garden is a private sanctuary, enclosed by a wooden fence for added privacy. A spacious tiled patio provides the perfect setting for outdoor entertaining or relaxation, while a charming pathway meanders through the garden. This pathway is bordered by a beautifully manicured lawn and mature trees, creating a serene and picturesque atmosphere. At the far end of the garden, a dedicated area with a trellis and greenhouse offers a haven for gardening enthusiasts. This thoughtfully landscaped outdoor space is a true extension of the home, combining beauty and practicality to perfection. There is also a convenient side gate.



Floor Plan



TOTAL FLOOR AREA : 1657 sq.ft. (153.9 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		