



Bakers Lane | Colchester | CO4 5BB

FINE & COUNTRY

# OVERVIEW

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This impressive five-bedroom detached home offers substantial and well-balanced accommodation, perfectly suited to modern family life.

The layout is centred around a large kitchen/breakfast room, while the principal bedroom benefits from a private en suite.

Externally, the property is complemented by a private driveway and double garage with additional self contained one bedroom annexe, with additional space provided by a workshop and a summer house set within the garden.









# STEP INSIDE

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A welcoming entrance hall introduces the generous proportions found throughout the home and leads to a beautifully presented dining room, enhanced by a bay window that allows natural light to flood the space and creates an elegant setting for both everyday meals and formal entertaining. The generously sized sitting room enjoys direct access to the rear garden via French doors, creating a seamless connection between indoor and outdoor living. A separate studio provides excellent versatility, ideal for home working, hobbies or creative pursuits.

The kitchen/breakfast room forms the true hub of the home, thoughtfully arranged for family life and informal dining, and supported by an adjoining utility room offering valuable additional storage and workspace. A ground floor cloakroom completes the accommodation on this level.

To the first floor, the principal bedroom benefits from a dedicated dressing room and full en suite. Four further bedrooms are served by a well-appointed family bathroom, with one of these bedrooms also featuring a private en-suite cloakroom with toilet and wash basin. Additionally, the inclusion of two walk-in wardrobes offers flexible space suitable for clothing storage or alternative uses.

Positioned separately above the garage, this additional bedroom with en suite offers an ideal guest suite or teenager's retreat, with excellent potential for letting, providing a high degree of privacy and independence from the main house.



# STEP OUTSIDE

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The property is approached via a private gravel driveway providing ample off-road parking and access to the double garage, complemented by an adjoining workshop offering excellent practical space.

To the rear, the garden is a standout feature, generous in size, mainly laid to lawn and framed by mature planting, creating a peaceful and secluded setting. A paved terrace sits adjacent to the house and provides an ideal space for outdoor dining and entertaining, while the summer house offers a charming retreat within the garden, perfect for relaxation or quiet enjoyment.

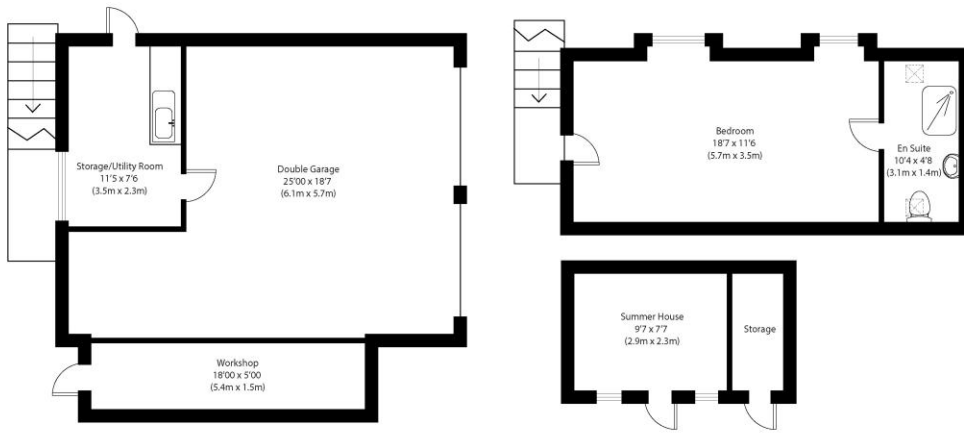
## LOCATION

The property is close to a good selection of local shops, cafés, leisure facilities and supermarkets. Colchester city centre is also easily reached and offers a wider choice of shopping, restaurants and cultural attractions.

Commuters are well served, with Colchester North Station providing regular mainline services into London Liverpool Street. Road links are equally convenient, with the A12 offering straightforward access towards Chelmsford and London, while the A120 connects to Stansted Airport, the M11 and surrounding areas.

The area is particularly popular with families thanks to its range of well-regarded schools, including Myland Community Primary School, North Primary School and Gilbert Secondary School. There is also an excellent choice of independent schools nearby, such as Colchester Royal Grammar School, Colchester County High School for Girls, Oxford House School and St Mary's School.

With strong transport connections, access to open green spaces and nearby countryside walks, the location offers a practical yet appealing setting for both families and professionals.



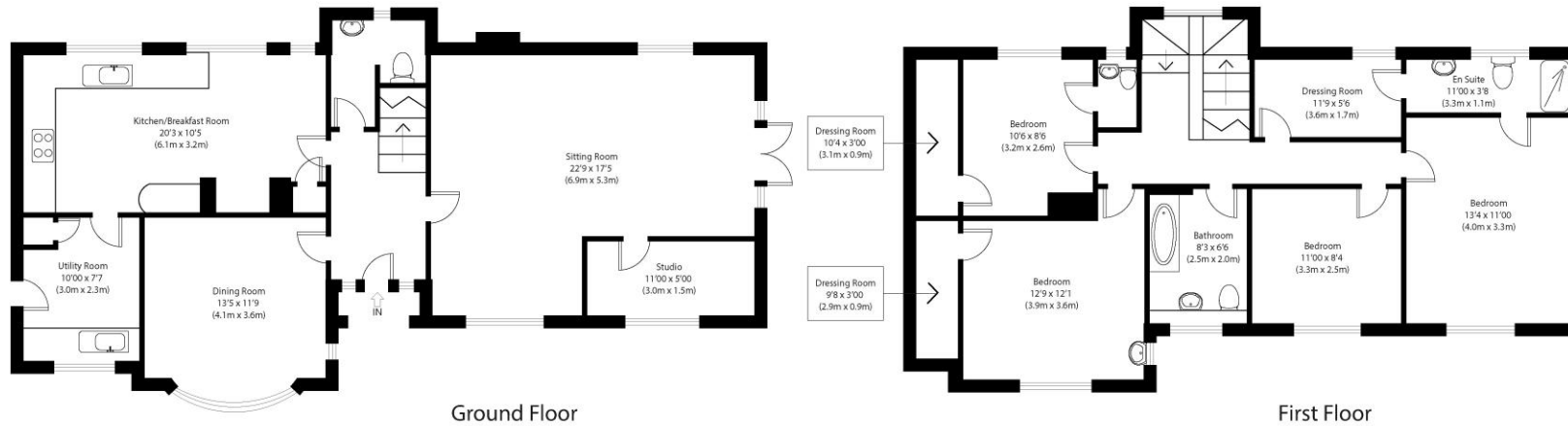
Approximate Gross Internal Area  
 Main House 1875 sq ft (174 sq m)  
 Outbuildings 920 sq ft (85 sq m)  
 Total 2795 sq ft (260 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





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