

**Berechurch Hall Road, Colchester
CO2 9PN
Guide Price £425,000-£445,000
Freehold**

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**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **THREE BEDROOM FAMILY HOME WITH SELF-CONTAINED ANNEXE**
- **LOUNGE**
- **BEAUTIFULLY FITTED KITCHEN/BREAKFAST ROOM**
- **STYLISH FAMILY BATHROOM**
- **ATTACHED ANNEXE**
- **LOUNGE/BEDROOM**
- **UTILITY/KITCHENETTE**
- **WET ROOM**
- **LOW MAINTENANCE OUTSIDE SPACE WITH ALPINE STUDIO**
- **LOCATED DOWN A PRIVATE DRIVEWAY WITH PLENTY OF PARKING**

*****THREE BEDROOM DETACHED HOUSE WITH SELF-CONTAINED ATTACHED ANNEXE*****

If you are looking for flexible living accommodation then search no more!

This attractive family home is situated on the south side of Colchester within walking distance of the local primary school, local amenities and green spaces, plus a short bus ride into the City Centre.

This versatile home, which is beautifully decorated throughout, offers generous accommodation for a growing or blended family together with the self-contained annexe option which is attached to the main house.

The main house offers a spacious lounge with large kitchen/breakfast room, three bedrooms and a family bathroom. The attached annexe, which is connected via the hallway to the main house, enjoys a wet room and utility/kitchenette plus an outside space that could be completely private if required, from the main outside space.

A purpose-built Alpine Studio in the rear garden could be the perfect work from home or hobby/craft option which has 3 phase electric connected. The private shared driveway leads up to the house and plenty of off road parking.

A RARELY AVAILBLE VERSATILE HOME JUST A FEW MILES FROM THE CITY CENTRE

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

The entrance hall gives access to both the annex and the main house. UPVC entrance door. Cupboard housing electric consumer unit.

ANNEX LOUNGE/BEDROOM

17' 5" x 14' 9" (5.30m x 4.49m)

Window to front aspect and French doors to side overlooking the courtyard garden which could easily be screened off to create a completely private area to the main house. Carpet flooring, radiator.

ANNEXE WET ROOM

5' 1" x 4' 10" (1.55m x 1.47m)

Obscured window to rear aspect. Fully tiled walls and flooring. Fountain shower, low level WC and vanity wash hand basin.

ANNEXE UILITY/KITCHENETTE

6' 1" x 5' 10" (1.85m x 1.78m)

Window to rear aspect and door to rear. Single drainer sink unit with cupboard under with space for washing machine and tumble dryer. Bank of floor to ceiling fitted storage cupboards.



MAIN HOUSE

SITTING ROOM

15' 8" x 13' 0" (4.77m x 3.96m)

Large picture window to front aspect and window to rear aspect. Stairs to first floor landing. Carpet flooring, radiator.

KITCHEN/BREAKFAST ROOM

15' 8" x 10' 11" (4.77m x 3.32m)

Window to front aspect and Bi-Fold doors to rear leading onto the outside space. Range of cream wall and eye level units with a comprehensive selection of glazed and larder cupboards with contrasting dark grey Granite worktops.

Complimenting centre Island with base cupboards and pan draws, 4 ring gas hob, integrated undercounter fridge, freezer and dishwasher.

FIRST FLOOR LANDING

Airing cupboard housing gas boiler. Access to loft, doors to:

PRINCIPAL BEDROOM

12' 11" x 11' 6" (3.93m x 3.50m)

Bay box window to front aspect. Carpet flooring, radiator.

BEDROOM TWO

11' 1" x 8' 11" (3.38m x 2.72m)

Window to front aspect. Carpet flooring, radiator.

BEDROOM THREE

9' 3" x 6' 5" (2.82m x 1.95m)

Window to side side. Carpet flooring, radiator.

FAMILY BATHROOM

10' 4" x 6' 1" (3.15m x 1.85m)

Window to side aspect. Beautifully designed wet room with feature claw bath, vanity wash hand basin and fountain shower, low level WC. Fully tiled walls and floor.

EXTERIOR

FRONT

The house is approached by a shared private shingled driveway leading to the property. Parking for numerous vehicles. Access to rear via a side gate.

REAR AND SIDE

The outside space of this family home is impressive. Divided into three sections and featuring a large STUDIO/HOBBY ROOM/WORK FROM HOME SPACE with attached storage shed and a further storage shed.

As previously mentioned, the low maintenance space is paved with privacy fencing to the boundaries and split into three defined areas.

Directly outside the Annexe is a patio area with smaller storage shed (this could easily be divided to create a private space for the Annexe to enjoy).

The main house enjoys a large patio area with steps up to the "Alpine" purpose built STUDIO and storage shed - both of which has 3 phase electric - perfect for a work from home option.

A further private gated decked space complete with awning.

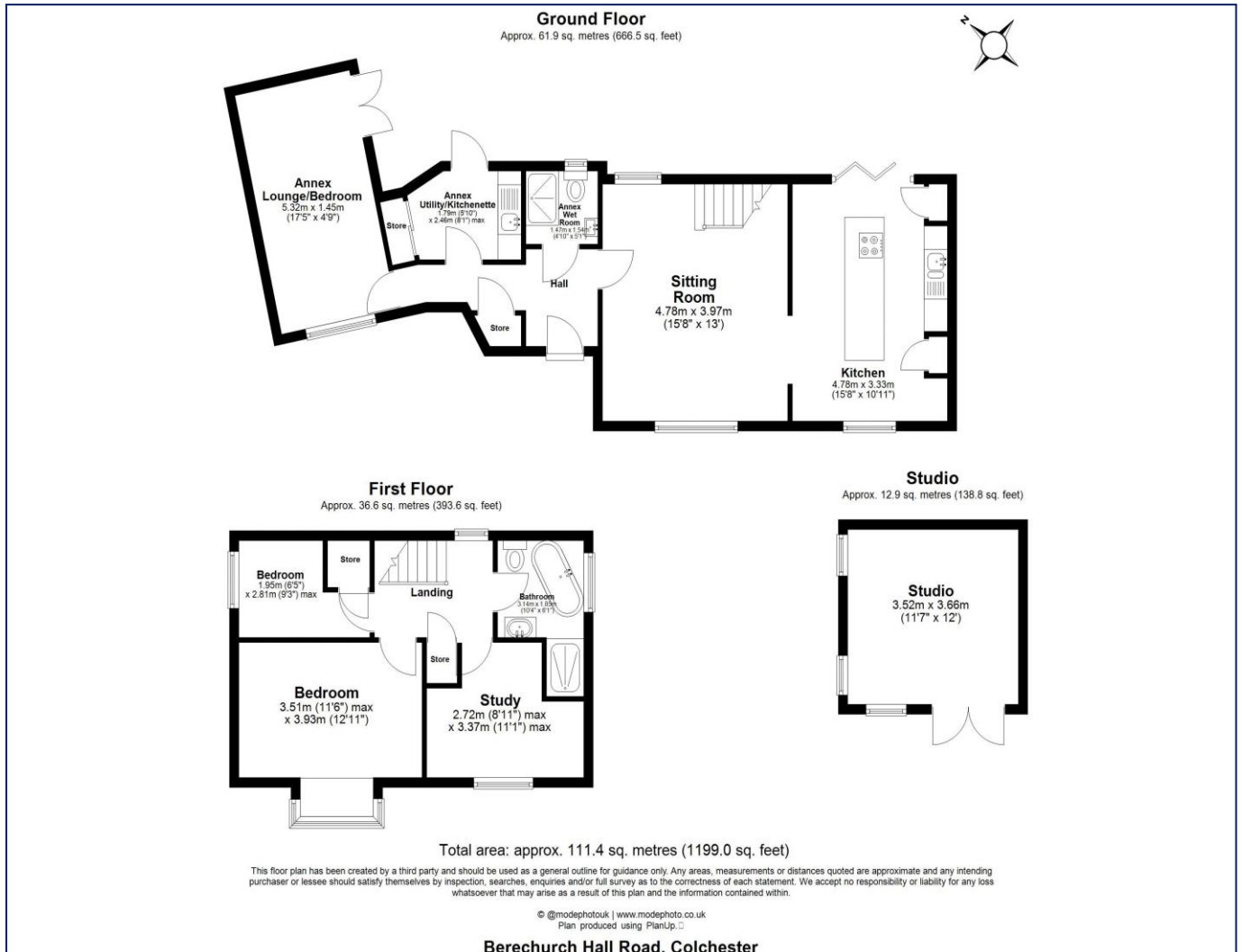
AGENT'S NOTES

The Vendor has informed us that the boiler was installed in 2023 and has a 7 year warranty (subject to servicing).









Berechurch Hall Road, Colchester

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.