



**NP** NICHOLAS  
PERCIVAL

**For Sale.** Beeches,  
Swan Street, Chappel, Essex, CO6 2EE

Incorporating **BS** BIRCHALL  
STEEL





## **Beeches, Swan Street, Chappel, Essex, CO6 2EE**

**Offered with No Onward Chain, Beeches is a four-bedroom detached family home that has undergone a full programme of modernisation and improvement by the present vendors during the period of their ownership.**

The property comprises a sitting room, dining room, family room, kitchen, utility, study, family bathroom and ground floor cloakroom. There is ample off-road parking and an enclosed rear garden.

**Tenure Freehold | Oil-Fired Central Heating | EPC D | Council Tax Band F**







## The Property

Beeches is a detached four-bedroom family home located in the popular village of Chappel to the West of Colchester.

The property has been fully modernised and improved by the present vendors during the time of their ownership.

The property opens to a spacious hallway, with integrated boot room style storage, that provides access to the sitting room, which has been converted from the garage by the owners. The sitting room is dual aspect with French doors to the patio at the rear.

Within the dining room there is a cosy log burner and a further set of French doors to the patio. The dining room is open plan to both the family room to the rear, again with French doors to the garden, and the kitchen.

The well-equipped kitchen features the following integrated appliances twin Rangemaster ovens with accompanying grill oven, warming drawer, and induction hob.

There is a full height integrated fridge and within the attractive quartz worktop a dishwasher and wine fridge.

The shaker style kitchen provides ample storage with a good array of cupboards and drawers.

The utility room provides space and plumbing for a washing machine as well as space for an under counter freezer.

There is a useful study to the front of the property providing a dedicated work space for those that work from home and the cloakroom completes the ground floor and is comprised of a toilet and hand basin set within a vanity.

Ascending the stairs to the first floor there are four well-proportioned bedrooms.

The master bedroom is dual aspect (with views over the front and rear gardens), with walk in wardrobe.

Bedrooms two and three are both double rooms and both with built in wardrobe space.

The fourth bedroom is a generous single to the front of the property.

In addition to the airing cupboard the landing also has a further cupboard providing more storage space.

The family bathroom completes the internal accommodation and comprises a double ended bath, separate shower cubicle with rainfall shower head, toilet, handbasin set within a vanity unit and heated towel rail. There is also a useful storage cupboard contained within.





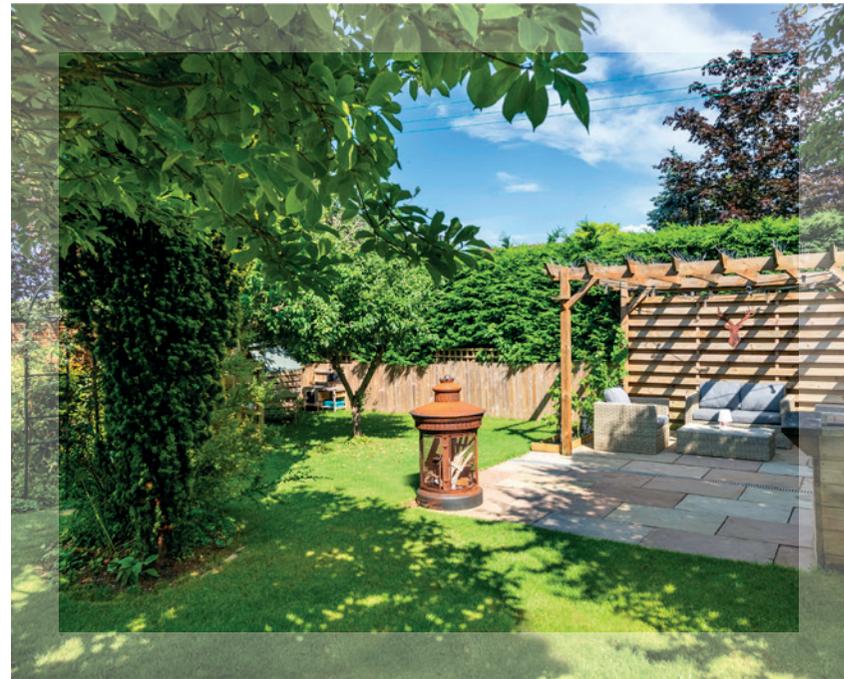
## Location

Beeches is situated in the popular village of Swan Street, Chappel to the west of Colchester.

Local amenities include a village primary school, village shop with post office counter and popular public house. Chappel & Wakes Colne train station provides a connecting service to the mainline at Marks Tey for onward travel to London.

The bustling city of Colchester benefits from a wide range of amenities, as well as mainline rail services to London Liverpool Street. Colchester has several well-regarded secondary schools both within the private and state sectors. The A12 and A120 are also within easy reach





## Outside

The property is approached via a gated gravelled driveway (with electric car charging point) that provides ample off-road parking for several vehicles. There is gated side access to the rear garden and a lockable storage unit adjacent to the front door.

The rear garden features a large patio to the rear of the house accessible from both the sitting and dining rooms.

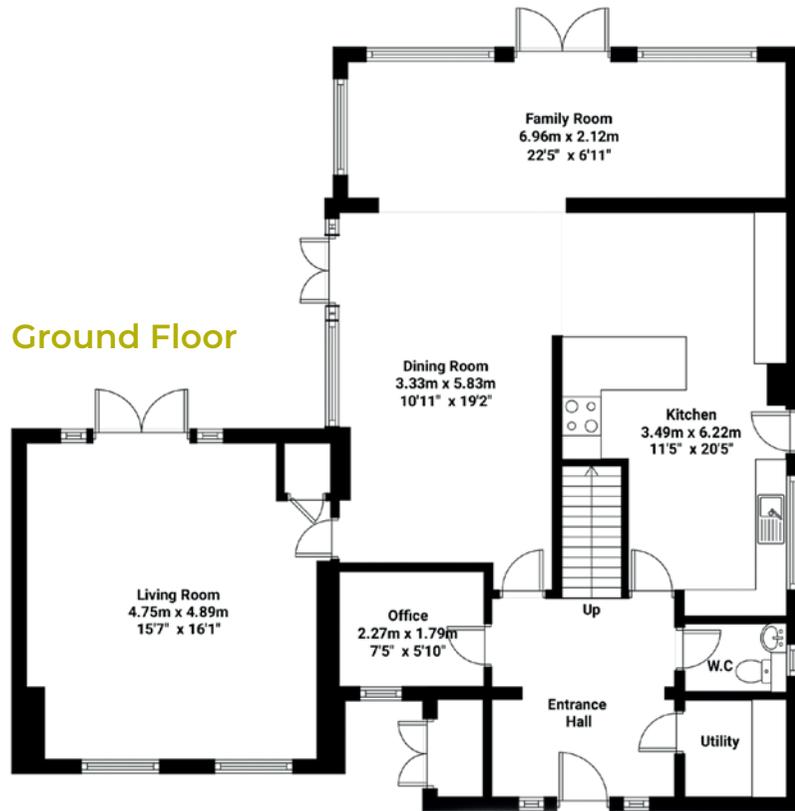
To the rear of the garden there is a further seating area with pergola and garden shed. The garden is mainly laid to lawn and features mature beds, borders trees and shrubs. There is a covered storage area to the side of the property and the oil tank is discreetly screened from view.



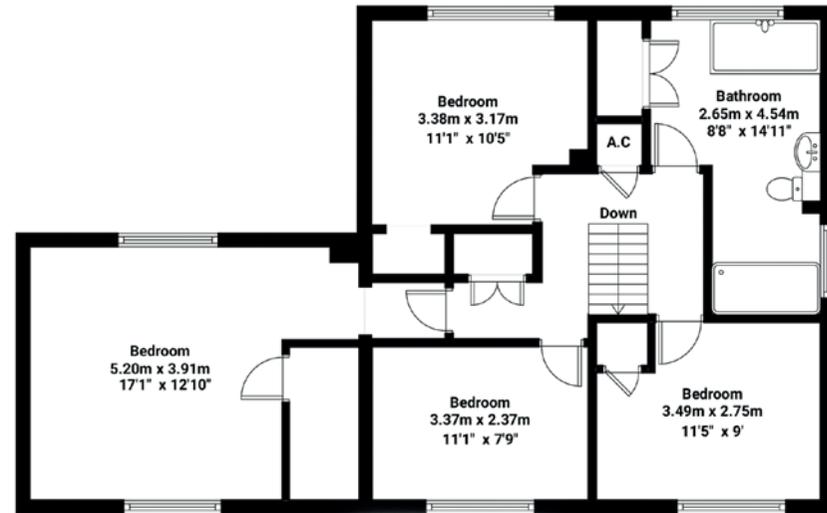




### Ground Floor



### First Floor



Beeches, Swan Street, Chappel

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Agents Notes | Section 21 Notice

Pursuant to Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property being sold, is owned by an employee of Nicholas Percival Estate Agents & Chartered Surveyors. Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.

Other charges such as solicitors fees and removal costs will also need to be considered

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.