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7 Tubswick Mews
Colchester
Essex
CO4 6AB

£540,000



- Exclusive private mews location overlooking parkland
- Spacious four-bedroom family home
- Open-plan kitchen and dining area ideal for entertaining
- Large lounge with patio doors to the garden
- Carport with additional driveway parking
- Quiet yet well-connected Colchester location
- No Chain
- single garage

Tucked away within an **exclusive private mews overlooking beautiful parkland**, this **impressive four-bedroom family home** offers an exceptional blend of space, modern living and a highly desirable setting.

From the moment you arrive, the property makes a striking first impression with its **generous driveway, carport and single garage**, providing ample parking and practicality for modern family life.

- **Hall**

5.28m x 2.09m (17' 4" x 6' 10")

A bright and welcoming entrance hall giving an immediate sense of space and presentation. With stairs rising to the first floor and access to the main living accommodation, it sets the tone for the rest of the property beautifully.

- **Lounge**

4.34m x 5.28m (14' 3" x 17' 4")

A spacious and inviting principal reception room, beautifully arranged around patio doors opening onto the rear garden. This is a lovely bright space with plenty of room for seating, ideal for both relaxing and entertaining.

- **Kitchen**

6.13m x 4.13m (20' 1" x 13' 7")

A spacious and well-presented open-plan kitchen and dining area, perfectly suited to modern family living and entertaining. The kitchen is fitted with a range of contemporary wall and base units complemented by wooden work surfaces, with integrated appliances including an oven, hob and extractor. The layout offers excellent worktop space and storage, creating a practical and functional cooking environment. The dining area comfortably accommodates a family dining table, making it an ideal space for everyday meals or hosting guests. Stylish tiled flooring and recessed ceiling lighting add to the modern feel, while the open layout flows seamlessly through to the adjoining living accommodation, creating a bright and sociable hub of the home.

- **Master Bedroom**

3.78m x 4.13m (12' 5" x 13' 7")

A generous double bedroom offering a calm and comfortable feel, with fitted storage and plenty of natural light. A well-proportioned main bedroom ideal for modern family living.

- **En-suite**

1.54m x 3.10m (5' 1" x 10' 2")

A smart and contemporary En suite fitted with shower cubicle, wash hand basin and WC, complemented by modern tiling and a heated towel rail. A practical addition to the principal bedroom.

- **Bedroom Two**

3.64m x 4.14m (11' 11" x 13' 7")

A bright and attractive double bedroom with a pleasant outlook and excellent natural light. A well-balanced room that would work equally well as a guest bedroom or spacious child's room.

- **Bedroom Three**

2.96m x 3.22m (9' 9" x 10' 7")

A comfortable and neatly presented bedroom, ideal for a child's room, nursery or home office. Light and practical, it offers flexibility to suit a buyer's needs.

- **Bedroom Four**

2.82m x 3.22m (9' 3" x 10' 7")

The fourth bedroom located at the rear of the property, adds more versatility to this home.

- **Family Bathroom**

2.05m x 2.17m (6' 9" x 7' 1")

A bright and well-presented family bathroom fitted with a modern white suite comprising a full-size bath with shower attachment, pedestal wash hand basin and low-level WC. The room is finished with neutral wall tiling and contrasting dark floor tiles, creating a clean and contemporary feel. A frosted window provides natural light and ventilation, while a heated towel rail and large wall mirror add both practicality and style. An ideal space designed for everyday comfort and functionality.

- **Rear Garden**

The rear garden offers a private and low-maintenance outdoor space, ideal for relaxing or entertaining during the warmer months. The garden is mainly laid to lawn with a patio seating area directly accessible from the lounge via patio doors, creating a natural extension of the indoor living space. Enclosed by fencing for privacy and security, the garden provides a safe environment for children and pets while still offering plenty of room for outdoor dining, gardening or simply enjoying the peaceful surroundings.

AWAITING EPC

