



## Edward Paxman Gardens, Colchester

A beautifully presented, whitewashed four-bedroom family home enjoying a sun-drenched west-facing garden and a peaceful cul-de-sac position. Offering bright, dual-aspect living space, flexible bedroom accommodation and excellent loft conversion potential, this warm and welcoming home combines character, versatility and style in equal measure.

Offers in excess of £270,000

# Edward Paxman Gardens

Colchester, CO1



- Beautiful whitewashed, characterful home
- Four versatile bedrooms with flexible layout options
- 20 minute walk to the city centre and mainline station
- Sun-soaked west-facing garden perfect for entertaining
- Ground floor cloakroom and modern fitted kitchen
- Just five minutes from Old Heath Recreation Ground
- Bright dual-aspect living space filled with natural light
- Large loft space offering excellent conversion potential

## The Property

This home offers beautifully light-filled accommodation designed for modern family living. The ground floor provides an expansive dual-aspect living space that connects effortlessly with the kitchen and dining areas, creating a seamless and sociable layout. This open flow keeps the family connected and makes entertaining easy, whether hosting gatherings or enjoying relaxed evenings at home.

French doors open onto the garden, allowing natural light to pour in and enhancing the sense of space. The abundance of sunlight gives the home a warm, cheerful and welcoming atmosphere throughout the day.

The contemporary kitchen is fitted with modern units, ample work surfaces and space for appliances, thoughtfully arranged for both practicality and style. A ground floor cloakroom adds further convenience.

Upstairs, four well-proportioned bedrooms provide exceptional flexibility. The fourth bedroom could serve as an elegant guest retreat, home office, playroom, gym, games room, private reading nook or creative space. There is also scope to reconfigure the layout, including the potential to combine rooms to create a substantial principal suite with en-suite, subject to requirements.

The loft space is notably generous and offers significant potential for conversion into an additional open-plan living area or bedroom suite, presenting an exciting opportunity to enhance both lifestyle and long-term value.

## The Outside

The west-facing rear garden is a true highlight of the property. Bathed in afternoon and evening sunshine, it provides the perfect setting for sunset drinks, al-fresco dining and summer barbecues. The garden remains bright long after the working day ends, creating a peaceful outdoor retreat.

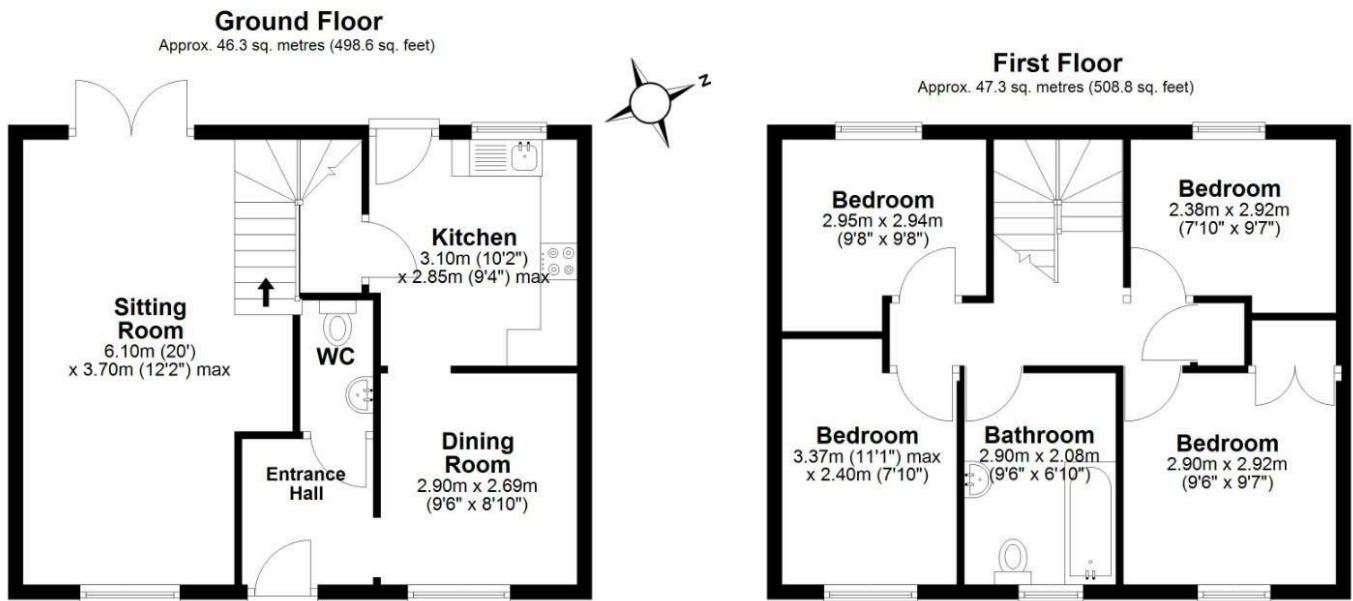
The tiered layout offers distinct zones for entertaining and relaxation, while the warm, dry soil conditions are ideal for sun-loving plants, fragrant blooms and Mediterranean-style landscaping.

Positioned within a cul-de-sac, the setting is family-friendly with no through-traffic. There is ample parking available and access to both the front and rear of the property.

The attractive whitewashed exterior further enhances the home's character, giving it a charming and distinctive appearance.



# Floor Plan



Total area: approx. 93.6 sq. metres (1007.4 sq. feet)

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Plan produced using PlanUp.

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