



GRACE ESTATE AGENTS are delighted to present this impressive extended four-bedroom detached house that offers spacious and versatile accommodation throughout, making it an ideal choice for modern family living. Boasting three reception rooms, a high-specification kitchen diner and a beautifully appointed sun room, the property provides ample space for both relaxing and entertaining.

The stylish kitchen diner forms the heart of the home, complemented by underfloor heating throughout the ground floor for added comfort. The snug a particular highlight, featuring bi-fold doors, a skylight and a contemporary media wall, creating the perfect setting for entertaining guests or unwinding while enjoying views over the rear garden.

Upstairs, the property offers four well-proportioned bedrooms, with bedroom two benefiting from its own ensuite. A family bathroom serves the first floor, while the converted loft space provides valuable additional versatility, offering excellent potential for use as a home office, snug or hobby room.

Externally, the property benefits from ample off-road parking, adding to the practicality and appeal of this substantial family home.

Conveniently located within a short drive of Colchester Train Station and Colchester Hospital, the property also enjoys excellent transport links, making it well suited to commuters and families alike.

Offering generous living accommodation, contemporary features and fantastic versatility, this superb home is one not to be missed.

Entrance Hall

Underfloor heating, access to the living room, dining room and stairs to the first floor.

Living Room

16'0" x 12'11" (4.88 x 3.96)

Double glazed bay windows to front aspect, double glazed window to side aspect, electric fireplace, tiled flooring with underfloor heating.

Sitting/Dining Room

15'8" x 10'0" (4.80 x 3.06)

Double glazed window to side aspect, underfloor heating, access to the utility room/WC and kitchen diner.

Utility/WC

6'6" x 6'1" (2 x 1.86)

Double glazed window to side aspect, underfloor heating, low level WC, hand wash basin, space for washing machine and dryer.





Kitchen/Diner

22'0" x 11'5" (6.73 x 3.50)
Double glazed windows to front and rear aspect, matching eye level and base units with quartz worktops over. Space for double fridge freezer, dishwasher and double gas oven with extractor fan over. Single bowl sink with side drainer, underfloor heating and access to the snug and dining room.

Snug

14'0" x 9'5" (4.29 x 2.89)
Double glazed window to side aspect, sky light, double glazed bi-fold doors opening into the rear garden, under floor heating, media wall with electric fire place and space for TV.

Master Bedroom

13'7" x 12'2" (4.16 x 3.71)
Double glazed bay windows to front aspect, radiator, access to the WC and walk in wardrobe.

WC

Low level WC, hand wash basin and tiled splash back.

Bedroom Two

12'4" x 10'11" (3.78 x 3.35)
Radiator, double glazed windows to front and rear aspect. Built in wardrobes, access to the ensuite.

Ensuite

6'11" x 13'8" (2.13 x 4.19)
Low level WC, hand wash basin, panelled bath with shower on a riser rail, heated towel rail, double glazed window to side aspect, tiled flooring and splashback.

Bedroom Three

10'10" x 9'3" (3.32 x 2.83)
Double glazed window to rear aspect and radiator.

Bedroom Four

9'9" x 7'9" (2.99 x 2.37)
Double glazed window to side aspect, radiator and access to the converted loft space.

Bathroom

8'5" x 5'2" (2.58 x 1.58)
Double glazed window to side aspect, heated towel rail, vanity unit with hand wash basin and low level WC. Panelled bath with shower on riser rail, tiled splash back.

Converted Loft Space

12'6" x 7'8" (3.82 x 2.36)
Double glazed Velux window, eves storage and power.

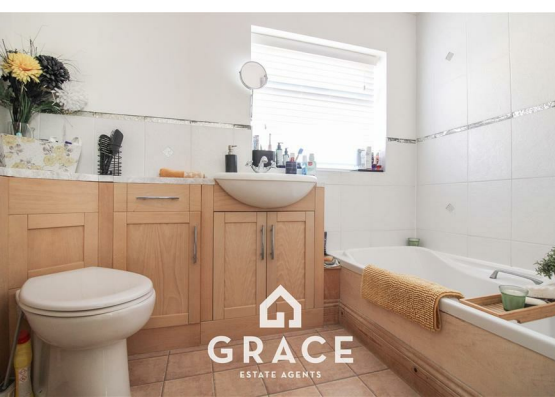
Outside

Rear Garden - The garden is a spacious, mostly level lawn bordered by mature shrubs, trees and neatly trimmed hedges, providing a good degree of privacy. There is a paved seating area to the rear of the property, at the rear of the garden is a useful brick-built outbuilding. The garden enjoys plenty of natural light and offers ample space for outdoor entertaining, gardening or family activities, with scope for further landscaping to suit individual preferences. Side access to the front of the property.

Front Garden - Block paved driveway providing ample off road parking.

EPC

Please ask the marketing agent for EPC details.



SUN ROOM
14'1" x 9'6"
4.29m x 2.89m

KITCHEN
22'1" x 11'6"
6.73m x 3.50m

SITTING/DINING ROOM
15'9" x 10'0"
4.80m x 3.06m

LIVING ROOM
16'0" x 13'0"
4.88m x 3.96m

UTILITY

ENTRANCE HALL

PORCH

This floor plan shows a four-bedroom residence with a swimming pool. The layout includes:

- BEDROOM 3**: 10'11" x 9'3" (3.32m x 2.83m) - Top left.
- BEDROOM 2**: 12'5" x 11'0" (3.78m x 3.35m) - Top right.
- BEDROOM 4**: 9'10" x 7'9" (2.99m x 2.37m) - Middle left, featuring a dashed rectangle indicating a fireplace or built-in area.
- ENSUITE**: 7'2" x 4'11" (2.13m x 1.49m) - Adjacent to Bedroom 2.
- BATHROOM**: 6'8" x 5'2" (2.06m x 1.58m) - Central bathroom area.
- LANDING**: Centrally located, containing a staircase labeled "DOWN".
- WC**: W.C. (Toilet) - Located near the landing and Master Bedroom.
- MASTER BEDROOM**: 13'8" x 12'2" (4.16m x 3.71m) - Bottom center, featuring a large bay window.
- STORAGE**: Two storage areas are indicated, one between Bedroom 3 and Bedroom 2, and another near the Master Bedroom.

The swimming pool is situated at the bottom of the plan, accessible via a set of stairs from the Master Bedroom's bay window.

The floor plan shows a rectangular room with a light brown floor. A grey vertical strip on the left side is labeled 'STORAGE'. A grey horizontal strip at the top is labeled 'STORAGE'. A grey horizontal strip at the bottom is labeled 'STORAGE'. The main area is labeled 'CONVERTED LOFT SPACE'. A dashed rectangle is drawn in the center of the main area, indicating a specific feature or furniture placement. There are two small triangular shapes, one near the top center and one near the bottom center, possibly representing doors or windows.

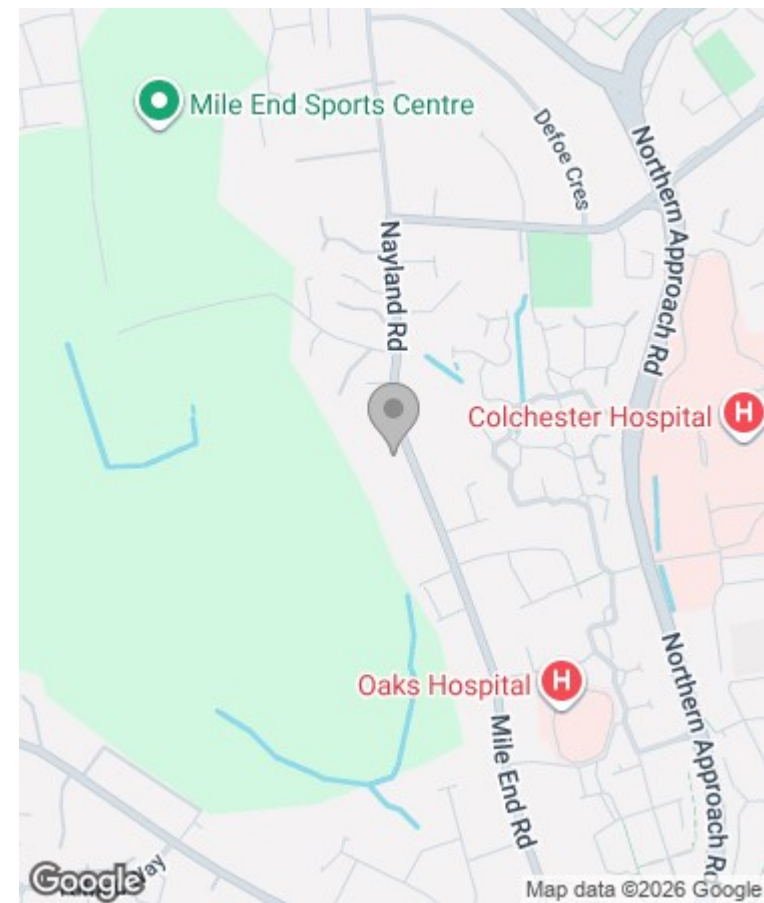
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			

England & Wales

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