



EH

EXQUISITE
HOME

Smart Family Home in the Perfect Location

In the western part of Colchester is the district of Prettygate, a much sought after area for families and commuters alike. There are several good primary and high schools, a pub, a Post Office, small Co-op, library, delightful park and play area and two churches which offer toddler groups and coffee mornings. The A12 is nearby and both Colchester and Marks Tey stations are within easy reach. Standing on a quiet crescent is this much-improved semi-detached family home. With two reception rooms, a bathroom and three bedrooms, with ample off street parking, a beautiful garden and potential to extend, this is a superbly presented and very inviting family home which needs to be viewed at once to avoid disappointment.

Smart and Contemporary Interior

The owners have transformed their house into a modern, versatile and welcoming home with a neutral palette and a greatly improved layout, entirely suitable for multi-generational living in the twenty first century. The front door opens into the hallway which benefits from a useful understairs cupboard. The living room is bright and spacious, the perfect family space for relaxing, playing games, watching TV and enjoying each other's company. The elegant kitchen/dining room next door is an inviting open plan area, with charcoal grey cabinets, an integrated dishwasher, instant hot water tap and a useful breakfast bar with seating. There is plenty of room for a dining room table and chairs and over the past three years, the owners have enjoyed family Christmases, New Year celebrations and parties with the reconfigured ground floor adding very greatly to the house's attractions. Anyone cooking or making drinks in the kitchen can still see and speak to guests and family members in the dining area and living room.



The original brick built shed outside has been converted into a utility room with plumbing for a washing machine and tumble dryer, freeing up space in the kitchen. There is also a toilet leading off.

Spacious First Floor

The staircase rises to the first floor landing from which radiate three bedrooms and the family bathroom. The principal bedroom is a good sized double, as is the second bedroom. The third bedroom is currently used as a home office/guest room but would also be the perfect nursery or play room. If desired, it could be turned back into a bedroom and a home office built in the back garden. The elegant three piece family bathroom has a bath and shower over. There is the potential to extend up into the partially boarded loft, if desired, and with the correct planning permission in place. The current loft space could be transformed into a new principal bedroom with an en suite bathroom, or a teenage hangout.

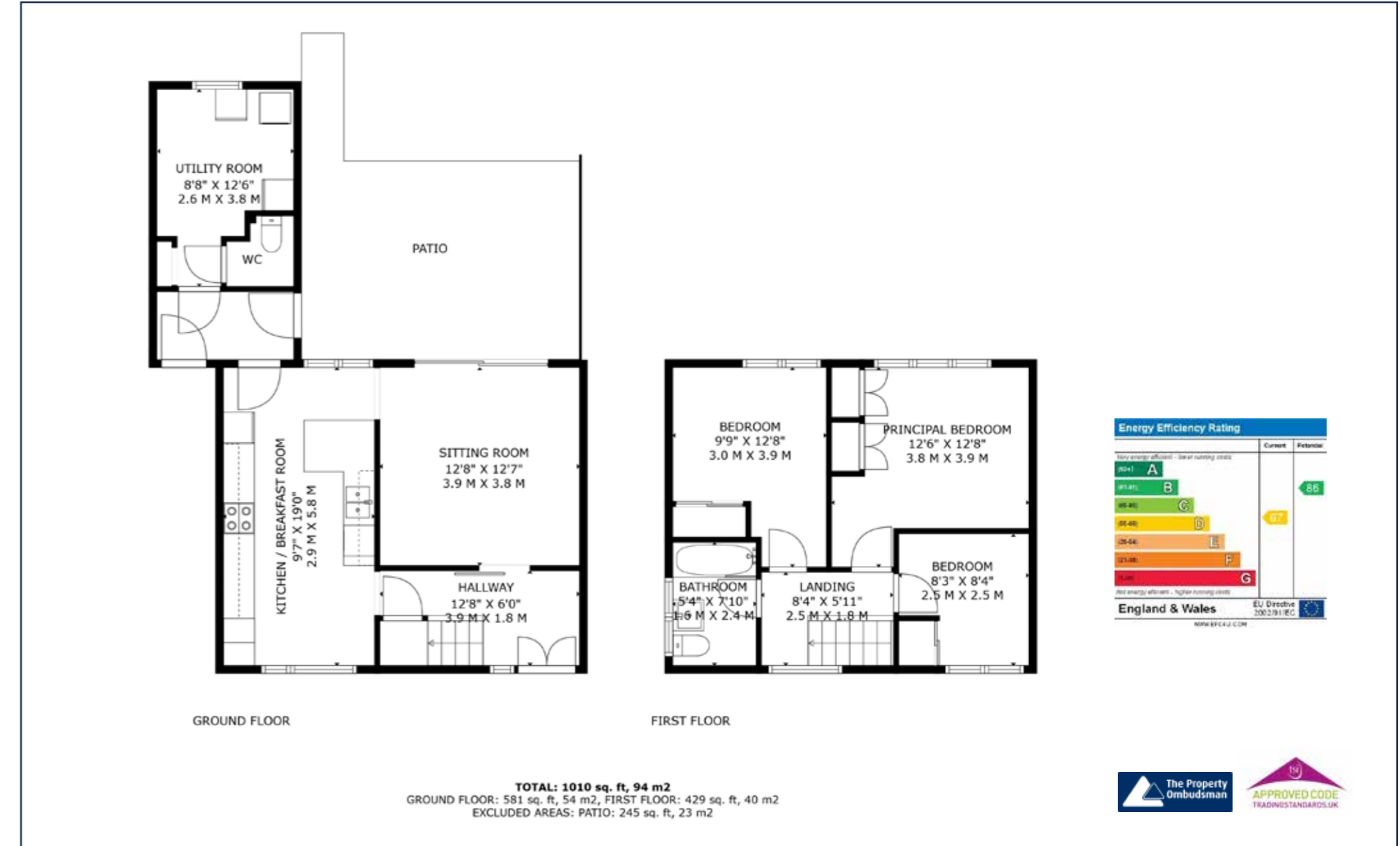


Much Improved Garden

The back garden has a natural stone patio at the back, ideal for family barbecues, al fresco dining and drinks with friends. The rest of the long garden is laid to lawn with plenty of space for children's play equipment and garden furniture. The owners have put in a long flowerbed filled with colourful perennials and herbs, and built a new shed.

This part of Colchester is ideal for families, with several primary schools nearby, plus good secondary schools such as Philip Morant, Stanway School and St Benedict's. Colchester Country Park is nearby and the Baden Powell Park near the house is a beautifully maintained play park and leisure space for all the family. The road is quiet and friendly and safe for children to play outside in the summer. There is a pub within walking distance, as well as a Post Office, small Co-op, library and two churches which offer toddler groups and coffee mornings. The delights of Brightlingsea and Mersea Island to the east are within an easy drive for relaxed days on the beach and by the water. For those who have to commute to work, Prettygate is an ideal location. The A12 loops past it and both Colchester and Marks Tey stations are within easy reach.

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