

NP NICHOLAS
PERCIVAL

For Sale. 2 Sheerwater Mews
Colchester, Essex CO4 3FL

Incorporating **BS** BIRCHALL
STEEL





2 Sheerwater Mews, Colchester, Essex CO4 3FL

2 Sheerwater Mews is a detached three / four bedroom family home which enjoys a peaceful residential cul-de-sac setting with views of Salary Brook valley to the front. The property benefits from a well-proportioned corner plot and the accommodation on offer includes three double bedrooms, the fourth on the ground floor is presently used as a work from home hairdressing studio, ensuite shower room, family bathroom, open plan kitchen / dining room, spacious sitting room and cloakroom. Externally there is a double garage, off road parking and the enclosed rear garden enjoys a south-westerly facing aspect. Sheerwater Mews will offer the new owners a secluded base to enjoy all the local area has to offer, whether this is the attractions of the historic city of Colchester or those of the nearby coastal towns and villages.

Agents Notes

Tenure Freehold | Gas Central Heating | EPC D | Council Tax Band E

Mains Gas, Water, Drainage and Electricity Connected

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.



The Property

Upon entering the property the spacious entrance hallway allows access to the dual aspect sitting room, with bi-fold doors to the garden and attractive fireplace and surround with a gas fire in a log burner style. To the rear of the sitting room, doors open to the kitchen / dining room that benefits from electric underfloor heating. The well-equipped kitchen features an integrated NEFF microwave and conventional oven with 'slide and hide' door and a warming drawer. There is also an integrated NEFF induction hob and integrated NEFF fridge / freezer and NEFF integral dishwasher. Ample storage is provided by a good array of cupboards and drawers all set within an attractive granite worktop (with inset ceramic sink), that sweeps round to form a breakfast bar, ideal for informal dining. For formal dining, ample space is provided for a dining table and chairs. Patio doors allow access to the sun terrace. The utility room is finished to an equally high standard with granite worktop, ceramic sink, and further storage cupboards. Space and plumbing is provided for both a washing machine and tumble dryer.

The fourth bedroom is presently used as a work from home hairdressing studio and the cloakroom completes the ground floor accommodation.

Ascending the stairs to the first floor, the owners have sealed the door from the landing to the original fourth bedroom and in turn incorporated this space into the master bedroom suite. As such the master bedroom is dual aspect, with a dressing area to the rear. The accompanying ensuite features a shower cubicle (pumped system), a heated towel rail, handbasin set with a vanity unit and wc.

Bedroom two is a guest double to the front with fitted wardrobe. Bedroom three, also a double, enjoys views of the rear garden, built-in storage space is also provided. The family bathroom (with electric underfloor heating) completes the internal accommodation and is comprised of a double ended bath, with shower screen (pumped system), heated towel rail, hand basin set within a vanity unit and WC.

The original bedroom layout and configuration could be reinstated by the new owners if required. .

Outside

There is off road driveway parking for two vehicles and double garage with door to the utility room.

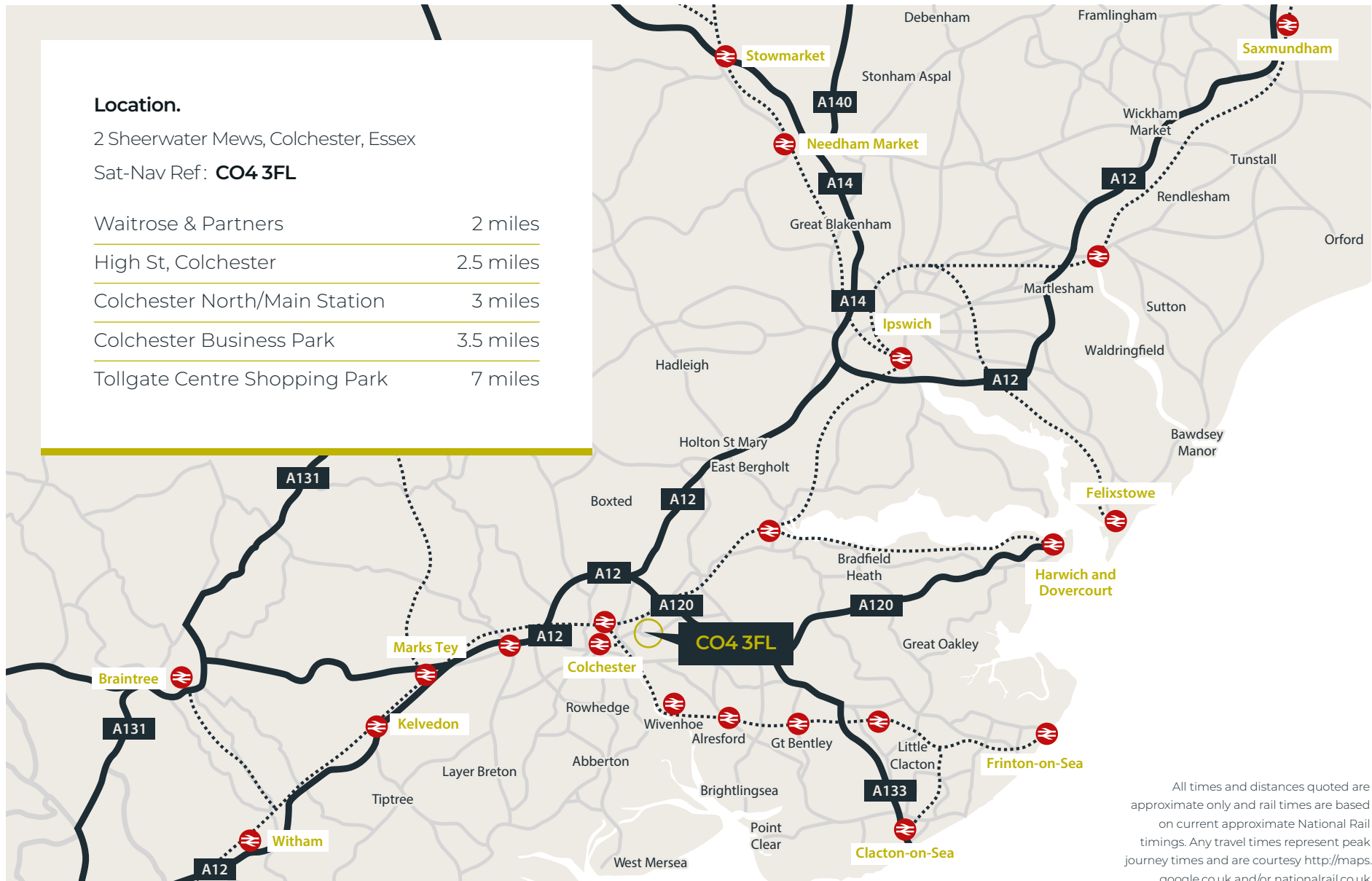
The enclosed rear garden with flagstone sun terrace and decked area adjacent to the property makes the most of the south-westerly aspect, and is an ideal spot for the entertainment of family and friends. The garden is mainly laid to lawn with mature borders and ornamental fish pond. To the rear of the garden, accessed via railway sleeper steps is a raised seating area.

Location.

2 Sheerwater Mews, Colchester, Essex

Sat-Nav Ref: **CO4 3FL**

Waitrose & Partners	2 miles
High St, Colchester	2.5 miles
Colchester North/Main Station	3 miles
Colchester Business Park	3.5 miles
Tollgate Centre Shopping Park	7 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Location

Longridge is a thriving suburb of Colchester, popular with families, and with the vibrant city centre of Colchester just a short drive away.

Colchester offering historic charm, cultural attractions, and fast rail connections to London Liverpool Street in under an hour. With beautiful countryside walks on your doorstep at the nearby Dedham Vale Area of Outstanding Natural Beauty and the coast within easy reach, Sheerwater Mews offers the perfect balance between modern living and a relaxed lifestyle.

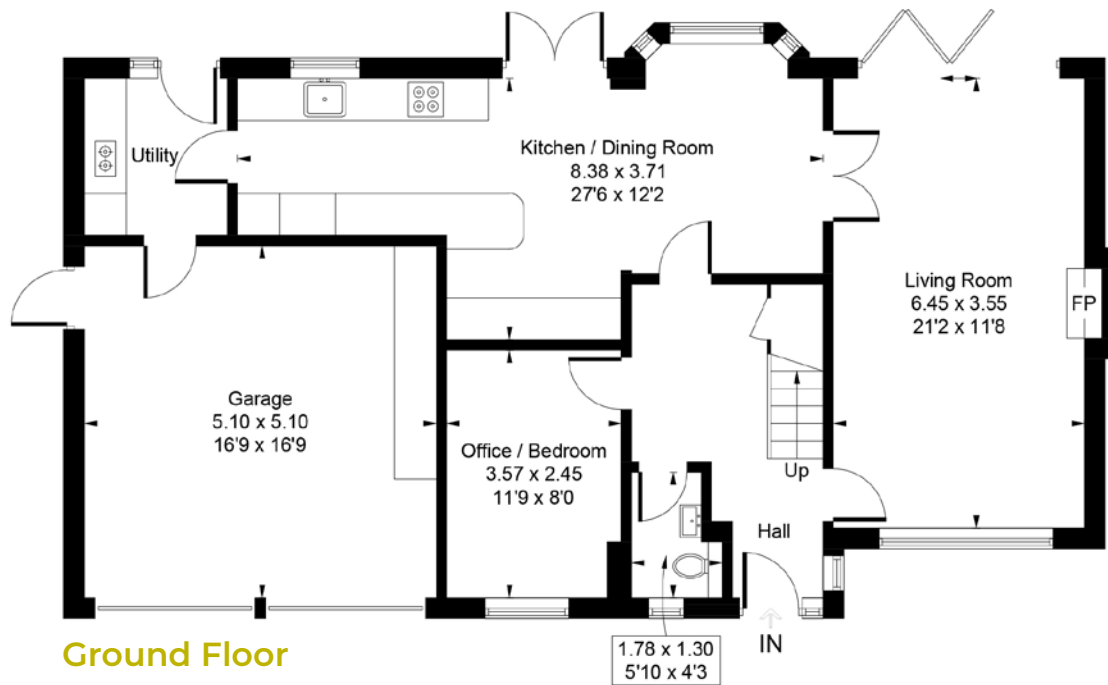




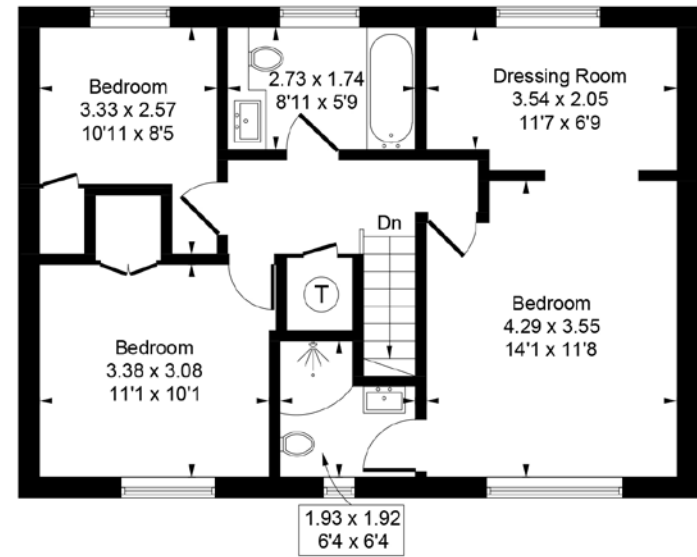
2 Sheerwater Mews







Ground Floor



First Floor



Approximate Gross Internal Area = 1770 sq ft / 164.4 sq m
(Including Garage)

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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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.