



Heath Road | Colchester | CO3 4DJ

 FINE & COUNTRY









STEP INSIDE

OVERVIEW

A beautifully finished five bedroom detached family home offering over 2,600 sq ft of stylish, well designed accommodation. Highlights include a striking open plan kitchen, dining and family room, multiple reception spaces, generous landscaped gardens and an impressive in and out driveway.

STEP INSIDE

The welcoming entrance hall provides access to a range of versatile living spaces. The principal sitting room is an elegant and inviting space, while a separate snug offers a cosy retreat for quieter evenings. A dedicated study provides an ideal work-from-home environment, and an additional ground-floor bedroom with adjoining cloakroom facilities offers flexibility for guests, multi-generational living or independent family members.

At the heart of the home is a superb open-plan kitchen, dining and family room. The Neptune kitchen has been beautifully designed and finished to a high standard, this expansive space brings together cooking, dining and everyday living with ease. The large modern kitchen is centred around a substantial island and benefits from excellent storage and preparation space, while roof glazing and extensive doors to the garden flood the room with natural light.

A separate entertainment/family room extends the living accommodation further and creates an excellent space for gatherings, movie nights or entertaining on a larger scale.

Supporting the kitchen is a practical utility room, along with a ground-floor cloakroom.

The first floor continues the generous proportions found throughout the property. The principal bedroom suite benefits from a dressing room and en suite shower room, creating a luxurious private retreat. Three further bedrooms are served by a well-appointed family bathroom, providing flexible accommodation for families of all sizes. Additional storage space enhances the practicality of the home.

Throughout, the property has been exceptionally well maintained and is presented in excellent condition, allowing a new owner to move straight in and enjoy everything it has to offer.



STEP OUTSIDE

STEP OUTSIDE

The property enjoys a generous and private plot, screened by mature planting and designed for both relaxation and entertaining.

To the front, the in-and-out driveway provides ample parking and creates an impressive approach to the home.

The rear garden is a particular highlight. A large patio area offers the perfect setting for outdoor dining and summer entertaining, while the generous lawn provides plenty of open space for family enjoyment.

Established planting adds colour, texture and year-round interest, creating a mature and attractive backdrop.

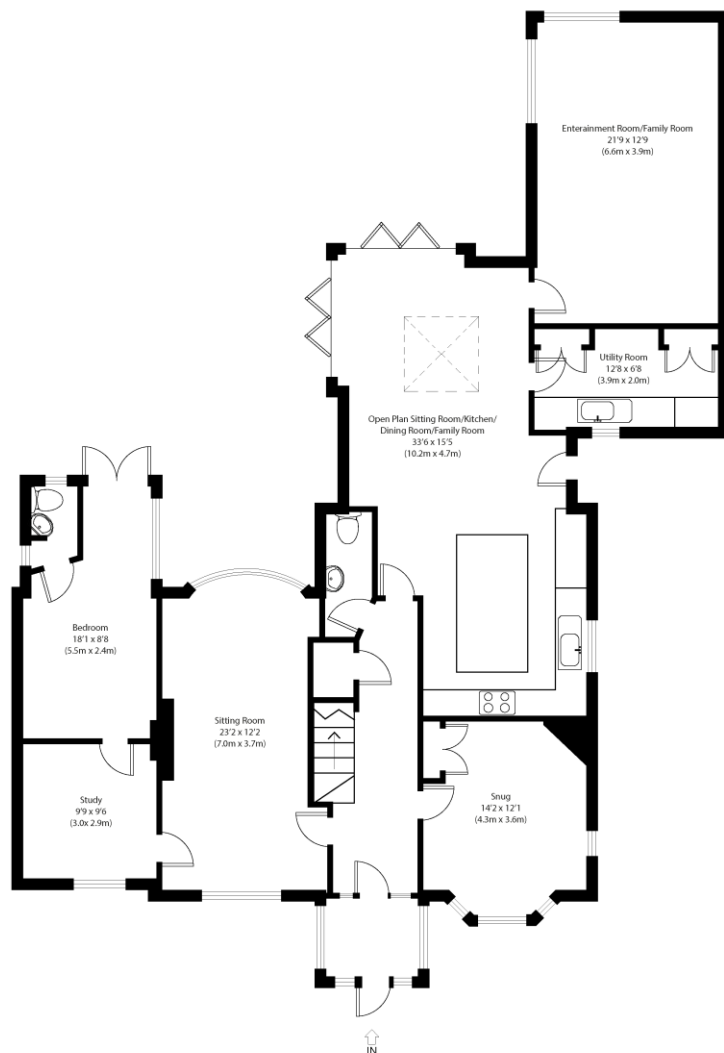
STEP OUTSIDE

Situated within the highly regarded CO3 area of Colchester, the property enjoys a prime position on the western side of Britain's oldest recorded city. The area is particularly favoured for its combination of established residential roads, excellent schooling and convenient access to everyday amenities.

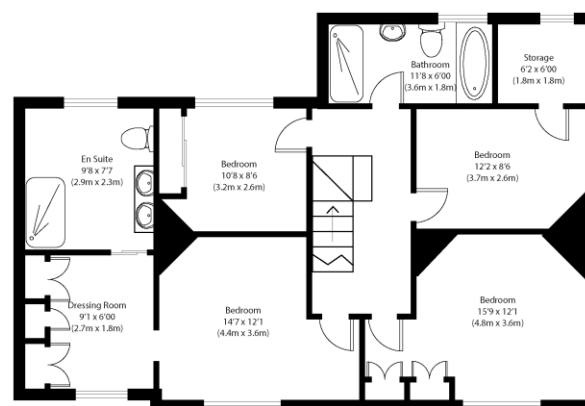
Colchester city centre offers an excellent range of shopping, dining, leisure and cultural attractions, independent boutiques, restaurants, cafés and the Mercury Theatre.

Commuters benefit from convenient access to the A12, while Colchester North Station provides regular rail services to London Liverpool Street.

The area offers an excellent range of schooling. Home Farm Primary, rated *Outstanding* by Ofsted, sits within the catchment. Additional options include Hamilton Primary, St Mary's School, Philip Morant School and College, and The Gilbert School. Independent education is also well catered for, with St Mary's Independent School, Oxford House School and the highly regarded Colchester High School all within easy reach, providing families with a wide choice of high-quality provision.



Ground Floor



First Floor

Approximate Gross Internal Area
2620 sq ft (243 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.photohausgroup.co.uk

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ELLIOT LEVY
ASSISTANT MANAGER

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