

Fernlea | Colchester | CO4 5UB

FINE & COUNTRY














STABLE







STEP INSIDE

OVERVIEW

An impressive six-bedroom modern detached family home arranged over three floors, offering generous and versatile accommodation extending to approximately 2,042 sq. ft. Complete with a double garage, study and multiple reception spaces, this is a home designed for modern family life in the highly regarded Braiswick area of Colchester.

STEP INSIDE

A storm porch opens into the welcoming entrance hallway, where the layout immediately offers a sense of space and practicality. Positioned to the front of the house is a useful study, ideal for home working.

The property benefits from generous living spaces, including the living room, full of natural light and direct access to the garden. To the rear, the dining room offers an excellent setting for family gatherings and entertaining. The kitchen designed to provide ample preparation and storage space.

A convenient cloakroom completes the ground floor accommodation.

The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from a dressing room and en-suite bathroom. Bedrooms two, three and four are served by the family bathroom, providing comfortable accommodation for family members or guests.

The second floor adds further versatility with bedrooms five and six, both generous double rooms that could equally serve as hobby rooms, creative spaces or additional home-working accommodation if required. A wet room serves this floor, while useful eaves storage offers valuable additional space.

Throughout, the accommodation has been thoughtfully arranged to support changing household needs and a variety of lifestyles.



STEP OUTSIDE

STEP OUTSIDE

To the front of the property a double garage provides secure parking and storage, while the driveway offers additional off-road parking for multiple vehicles.

The private and secure rear garden is the ideal mix of patio and grass area, with mature planting.

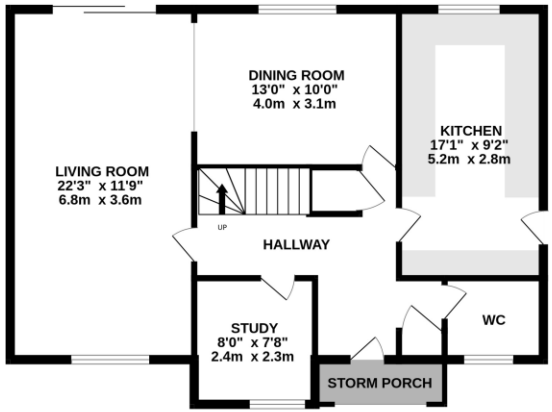
LOCATION

Situated in the sought-after Braiswick area on the northern side of Colchester, the property enjoys a particularly convenient position, combining easy access to the city centre with excellent transport connections and nearby countryside.

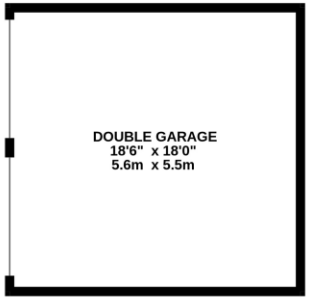
Colchester offers an extensive range of shopping, leisure and dining facilities, alongside the historic city centre, Mercury Theatre and cultural attractions. For commuters, Colchester North Station provides direct services to London Liverpool Street, making the area highly popular with professionals travelling to the capital.

Families are well served by a number of highly regarded schools, including The Gilberd School, Myland Community Primary School, St Benedict's Catholic College, Colchester Royal Grammar School and Colchester County High School for Girls. Independent education is available locally at Oxford House School and St Mary's School, whilst University of Essex lies a short distance to the east of the city.

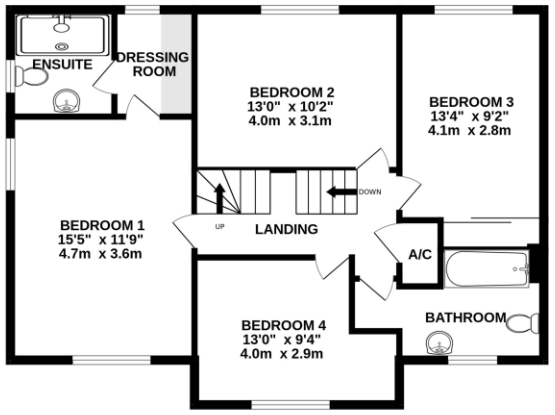
GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



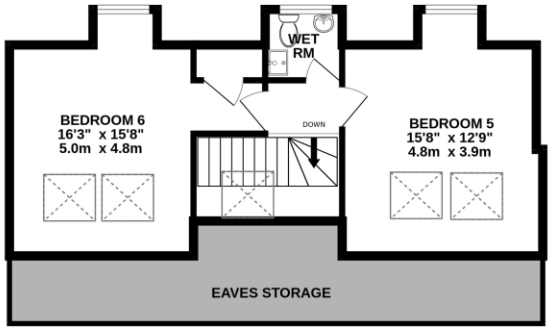




1ST FLOOR
790 sq.ft. (73.3 sq.m.) approx.



2ND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 2042sq.ft. (189.7 sq.m.) approx.

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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RICHARD SEELEY
SALES MANAGER

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