Chamberlain Phillips
PROPERTY AGENTS

London Road, Copford
Guide Price £800,000

Copford

This beautifully appointed home occupies a generous plot approaching a quarter of an acre, combining contemporary design with highly practical family living. Ideally positioned just 1.3 miles from the mainline railway station, the property is also well placed for local amenities, highly regarded schools, everyday shopping at Tollgate Village, and the extensive choice of restaurants, leisure facilities and retail options available in Colchester city centre.

A welcoming entrance porch and hallway set the tone, leading through to the impressive kitchen/dining/family room undoubtedly the heart of the home. Created for both day-to-day living and entertaining, this bright and sociable space features a walk-in pantry, striking glass lantern roof and wide bi-folding doors opening directly onto the large patio, creating a seamless connection to the garden and an ideal setting for summer entertaining.

Further ground floor accommodation includes a cosy snug/cinema room, perfect for relaxing in the evening, together with a separate study for those working from home. Practicality has also been carefully considered, with a boot room incorporating a dog shower, a separate utility room and a stylish cloakroom. Underfloor heating runs throughout the ground floor, adding to the sense of comfort and quality.

To the first floor, there are four well-proportioned bedrooms, two of which benefit from en-suite shower rooms, in addition to a beautifully finished family bathroom. Air conditioning to the first floor provides year-round comfort.

Externally, the property offers a spacious driveway with ample off-road parking, a detached double garage and a superb south-facing garden, providing a wonderful space for family life, outdoor dining and relaxation.

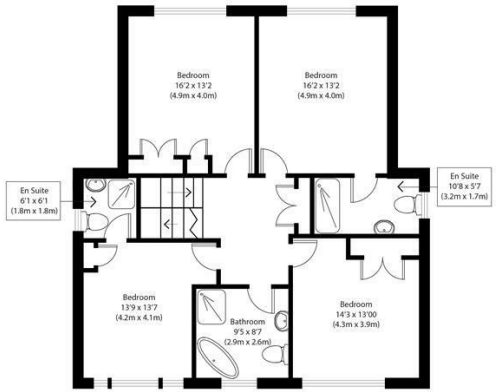
A superb modern family home, thoughtfully designed to offer light-filled living, excellent practicality, strong transport links and a wealth of amenities close by.

GUIDE PRICE £800,000 - £820,000

- SUPERB DETACHED FAMILY HOME
- SOUTH FACING GARDEN
- NO UPWARD CHAIN
- TANDEM LENGTH GARAGE AND EXTENSIVE DRIVEWAY
- EXCELLENT ACCESS TO MAINLINE STATION, SCHOOLING AND SHOPPING FACILITIES
- FOUR BEDROOMS, TWO EN-SUITE
- APPROACHING 1/4 ACRE PLOT
- AIR CONDITIONING & UNDERFLOOR HEATING
- GUIDE PRICE £800,000 - £820,000

Floor Plan

Ground Floor

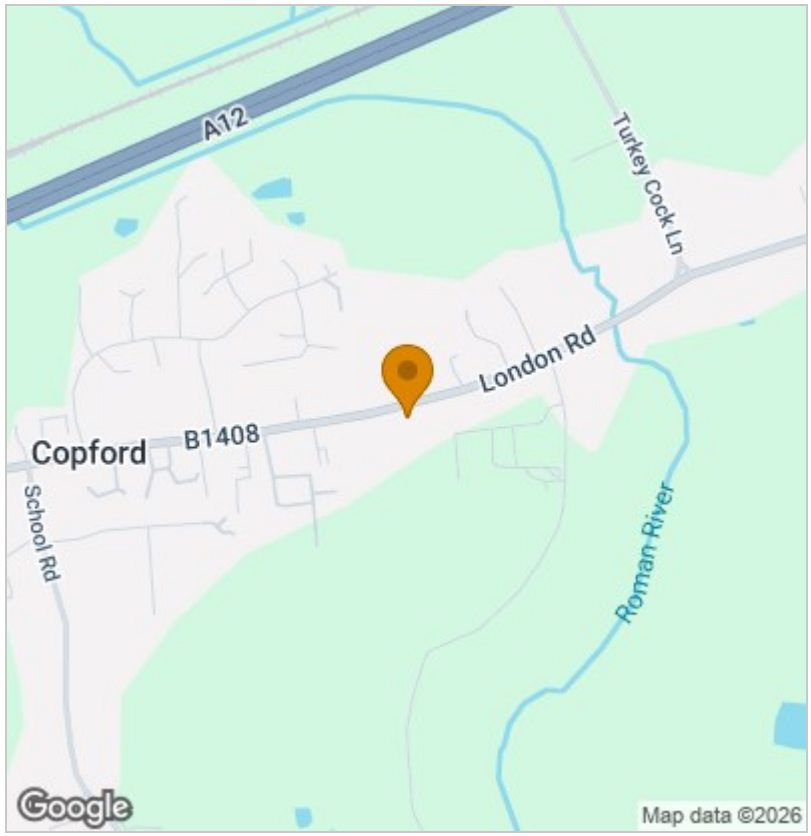


First Floor

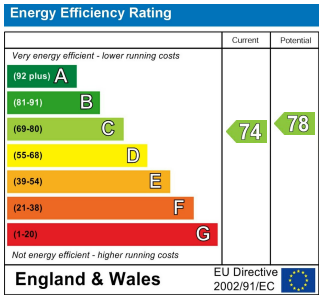
Approximate Gross Internal Area
Main House 3055 sq ft (284 sq m)
Garage 485 sq ft (45 sq m)
Total 3540 sq ft (329 sq m)

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

Area Map



Energy Efficiency Graph



Council Tax Band - G

Tenure - Freehold

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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