



**Heathfields, Eight Ash Green, Colchester, CO6 3QP**

**welcome to**

**Heathfields, Eight Ash Green, Colchester**

This immaculately presented and spacious detached home is situated in the village of Eight Ash Green which can be found around 5 miles west of Colchester. Nearby amenities include a pub, bus service to surrounding areas, as well as primary school in Fordham Heath and good access to the A12.



**Early viewing is essential of this beautifully presented and fully renovated detached house situated on a corner plot and offered with NO ONWARD CHAIN.**

**Ground floor accommodation comprises entrance hall, large lounge/diner with doors onto the garden, modern kitchen/breakfast room also with doors to the rear and a cloakroom. The first floor offers master bedroom with en suite shower room, three further bedrooms and family bathroom.**

**Externally there are front and rear garden, driveway parking and DOUBLE GARAGE.**

**Entrance Door To:**

### **Spacious Entrance Hall**

Stairs to first floor with storage space under, laminate wood effect flooring, radiator, doors to:

### **Cloakroom**

Modern white suite comprising low level w.c. and pedestal wash hand basin, tile effect flooring, heated towel rail.

### **Lounge / Diner**

21' 8" x 12' 5" ( 6.60m x 3.78m )

Upvc double glazed window to front, upvc double glazed French doors to rear, laminate wood flooring, two radiators, double doors to Kitchen.

### **Kitchen / Breakfast Room**

17' 10" max x 11' 2" max ( 5.44m max x 3.40m max )

Modern range of base and eye level units, large floor to ceiling cupboards, wooden work surfaces, inset sink and drainer unit with mixer tap, built-in oven and hob with extractor hood over, tiled splashbacks, inset spotlights, laminate wood flooring, large radiator, upvc double glazed window to rear, upvc double glazed French doors to rear and door to side.

## **First Floor Accommodation**

### **Spacious Landing**

Built-in cupboard, doors to:

### **Bedroom One**

15' 9" x 10' 6" ( 4.80m x 3.20m )

Upvc double glazed window to rear, radiator, carpet, door to:

### **En Suite**

Modern suite comprising tiled corner shower cubicle, wash hand basin and low level w.c.

### **Bedroom Two**

12' 3" x 10' 11" ( 3.73m x 3.33m )

Upvc double glazed window to front, radiator, carpet.

### **Bedroom Three**

11' 9" max x 9' 3" max ( 3.58m max x 2.82m max )

Upvc double glazed window to rear, radiator, carpet.

### **Bedroom Four**

9' 9" + cupboards x 8' 10" ( 2.97m + cupboards x 2.69m )

Upvc double glazed window to side, built-in cupboards, sloping ceiling, radiator, carpet.

### **Family Bathroom**

Modern white suite comprising panel enclosed bath, vanity wash hand basin and low level w.c., tiled walls, tile effect flooring, radiator, upvc double glazed window to side.

### **Outside**

The property is situated on a corner plot with lawned gardens to the front. There is a driveway providing off road parking and leading to DOUBLE GARAGE.

The rear garden benefits from lawn, patio areas and pond, all enclosed by panel fencing and brick wall.



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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Heathfields, Eight Ash Green, Colchester

- Beautifully Presented Detached House
- Spacious Living Accommodation
- Modern Cloakroom, En Suite & Bathroom
- Four Double Bedrooms
- Front & Rear Gardens
- Driveway Parking & Double Garage
- Popular Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £500,000



### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS121424 - 0003

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