



London Road, Copford
Offers In Excess Of £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.

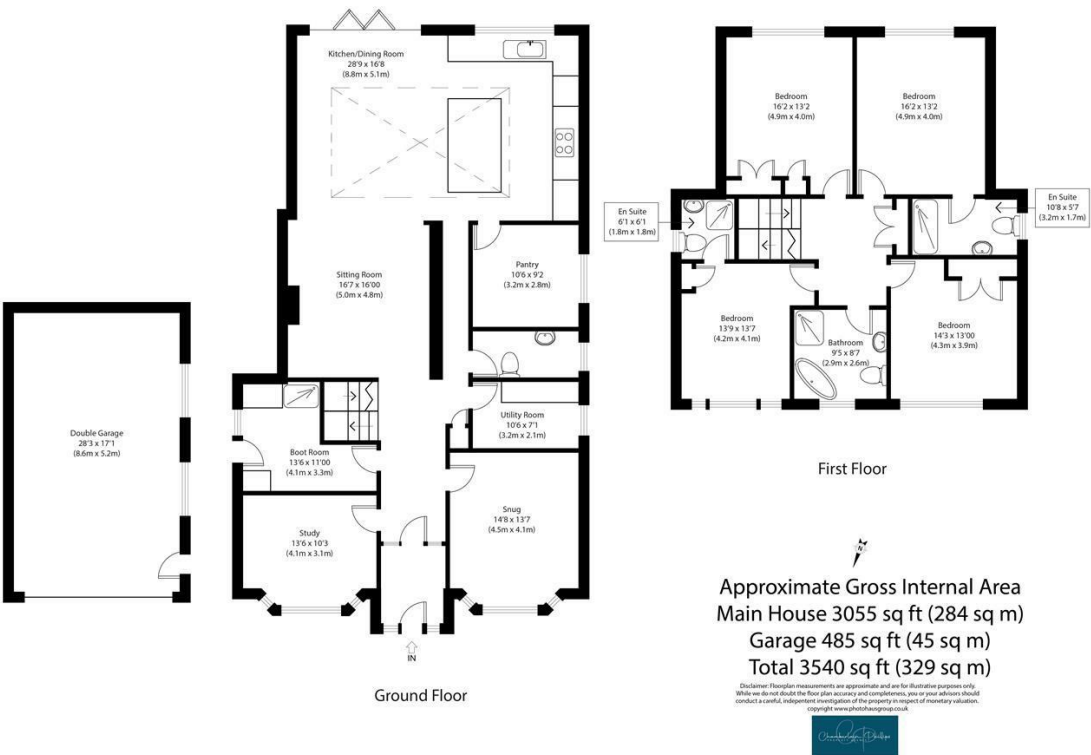




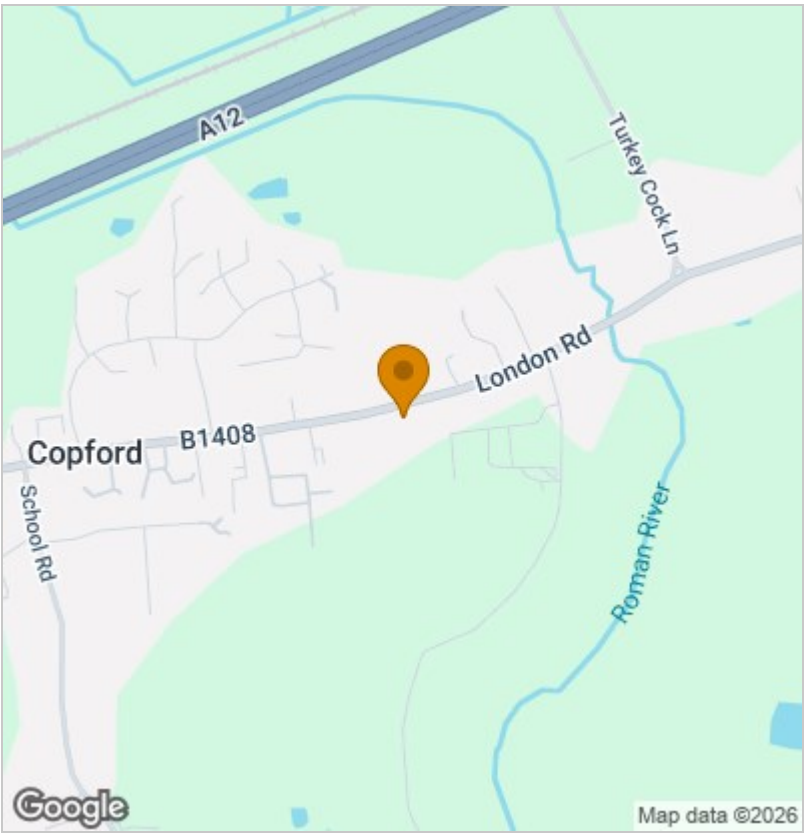
- SUPERB DETACHED FAMILY HOME
- SOUTH FACING GARDEN
- NO UPWARD CHAIN
- TANDEM LEGTH GARAGE AND EXTENSIVE DRIVEWAY
- EXCELLENT ACCESS TO MAINLINE STATION, SCHOOLING AND SHOPPING FACILITIES
- FOUR BEDROOMS, TWO EN-SUITE
- APPROACHING 1/4 ACRE PLOT
- AIR CONDITIONING & UNDERFLOOR HEATING



Floor Plan



Area Map



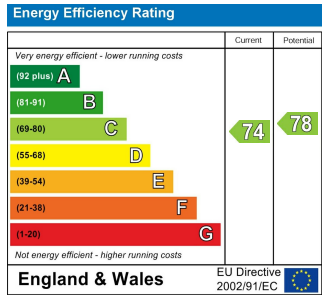
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Energy Efficiency Graph



Council Tax Band - G
Tenure - Freehold