



38 School Road, Copford

£3,250 pcm

Welcome to this exceptional four-bedroom, three-bathroom detached house, perfectly designed for contemporary family living. Set across three spacious reception rooms, this beautifully presented home showcases a seamless blend of modern elegance and practical comfort. Featuring a large central island, integrated appliances, and wood flooring, the kitchen flows effortlessly into a spacious dining and living area. Expansive sliding and bi-fold doors create a wonderful connection to the outdoors. The accommodation is completed by generously sized bedrooms. Available Now.

Hallway

13' 5" x 5' 9" (4.10m x 1.76m)

With stairs leading to first floor. Doors leading to:

Office

10' 10" x 10' 7" (3.31m x 3.22m)

A useful office space with window to front aspect.

Family Room

16' 10" x 12' 3" (5.14m x 3.73m)

Spacious reception room with bay window to front aspect.

Shower Room

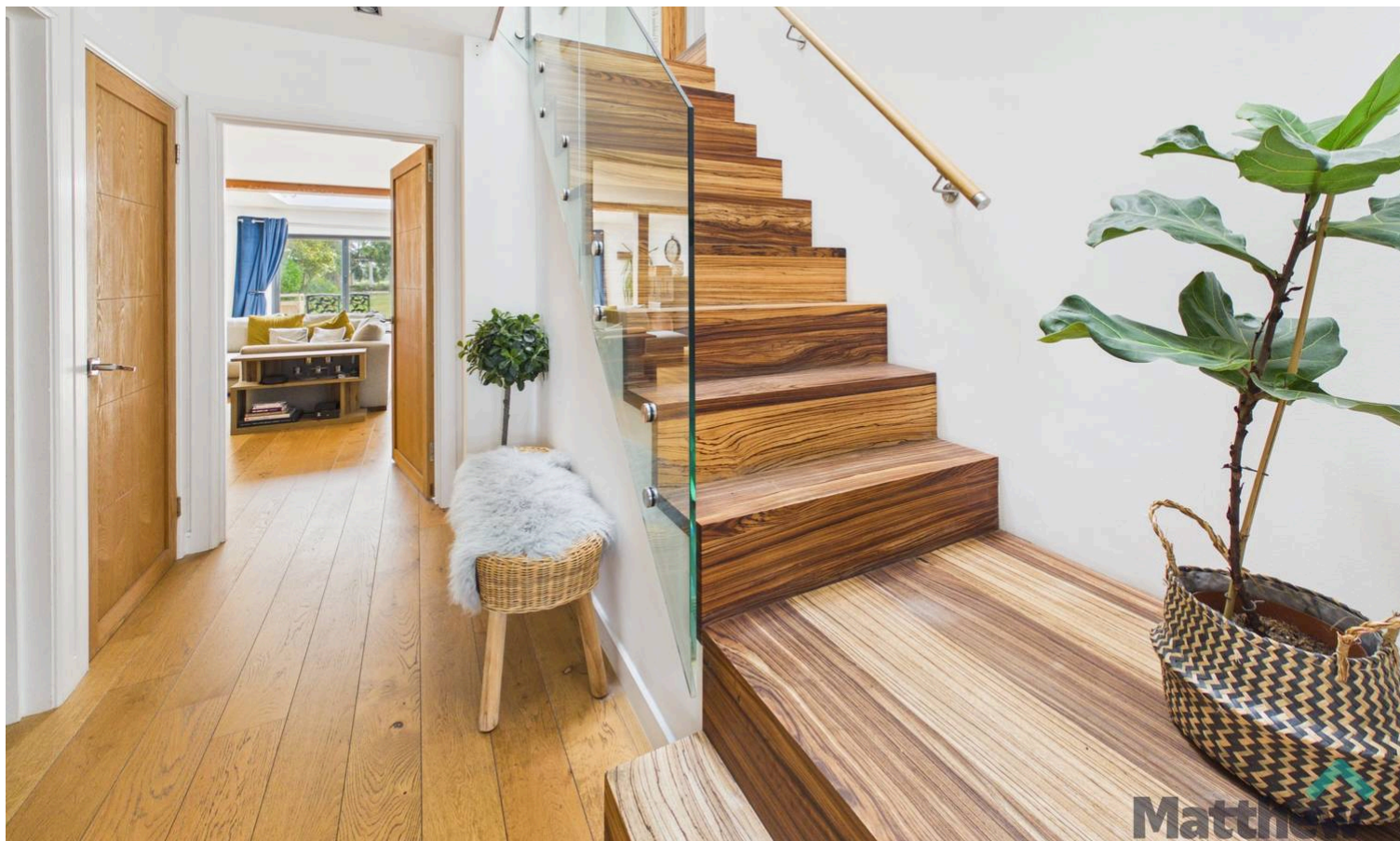
9' 2" x 4' 6" (2.80m x 1.38m)

A modern shower suite. Comprising of walk in shower cubicle, handwash basin and low level WC.

Kitchen / Living / Dining Area

29' 2" x 26' 10" (8.90m x 8.17m)

A large open plan room with plenty of space to have a living / dining and kitchen area. The kitchen area comprises of a kitchen island with integrated hob and dual extractor hoods. Includes integrated oven, microwave and coffee machine with plenty of under counter storage. Also, there is a door leading to a walk in pantry cupboard. The space also includes by fold doors to the rear garden.



Utility Room

10' 1" x 9' 3" (3.08m x 2.81m)

Comprising of integrated appliances and extra countertop space. Window and door to side aspect.

Landing

Doors Leading to:

Bedroom One

16' 9" x 14' 1" (5.10m x 4.30m)

A large bedroom with integrated wardrobes, window to rear aspect and door leading to:

En Suite

11' 7" x 7' 3" (3.53m x 2.20m)

A modern shower wet room with double handwash basins and low level WC and window to side aspect.

Bedroom Two

13' 3" x 12' 2" (4.03m x 3.71m)

A double bedroom with storage cupboard and window to front aspect.

Bathroom

9' 9" x 9' 1" (2.96m x 2.77m)

A modern bathroom suite comprising of white panel bath, handwash basin and low level WC and window to side aspect.

Bedroom Three

14' 0" x 11' 0" (4.27m x 3.35m)



Matthew



Matthew
James
Property Consultants



Matthew
James
Property Consultants

Bedroom Three

14' 0" x 11' 0" (4.27m x 3.35m)

A double bedroom with window to rear aspect.

Bedroom Four

12' 10" x 11' 7" (3.92m x 3.52m)

A double bedroom with a window to front aspect.

Outside

To the front of the property there is a large block paved driveway with plenty of room for multiple cars. To the rear of the property, the by fold doors open out to the decking area that oversees a large mostly laid lawn with paved slabbed path leading to the gazebo area which overlooks the countryside.

Viewings

Strictly by prior appointment with the Letting Agent.



Tenancy Information

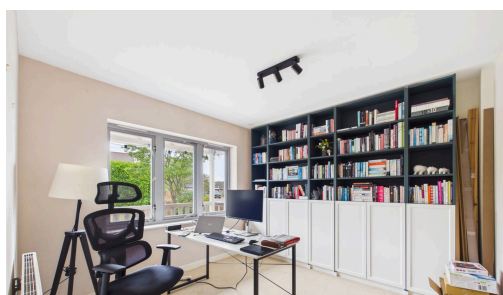
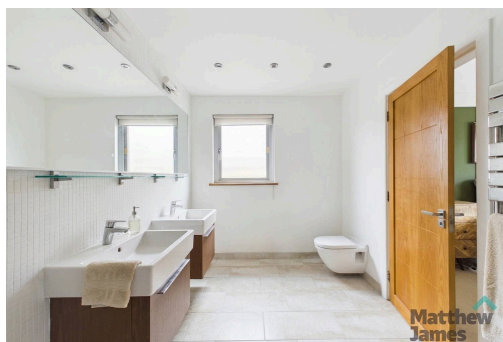
The rent is exclusive of utilities and council tax.

*Deposit: £3,750

Council Tax Band: G Local
Authority: Colchester Borough
Council Availability: 8th July

EPC Rating: C

*MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.





Floor 0

Approximate total area⁽¹⁾
2314 ft²
215 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

