# Fenn Wright.

Plot 1, Chestnut Copse, Ipswich Road, Colchester, CO4 9HD





Freehold **£460,000** 

**Subject to contract** 

- 4 bedrooms
- 2 reception rooms
- 3 bathrooms









A small select development constructed by locally renowned builders Vaughan & Blyth of houses and bungalows.

### Some details

#### General information

A new 4 bedroom detached house constructed by locally renowned Vaughan & Blyth builders benefitting from gas fired central heating, double glazed windows, UPVc windows, soffits and fascia. Garage and parking for numerous vehicles. The centrally heated accommodation with approximate room sizes briefly comprises a spacious entrance hall with radiator, stair flight to first floor with storage cupboard under and a useful cloakroom with wash basin having tiled splash back, low level wc and radiator. The spacious rear facing lounge has two radiators and French doors opening on to the garden room with tiled floor and double glazed windows and French doors to rear garden. The delightful kitchen/breakfast room is fitted in a range of stylish units having work surfaces with a good array of cupboards, drawers and space under, inset one and a half bowl single drainer stainless steel sink with mixer tap, fitted wall units, integrated dishwasher, integrated fridge/freezer, four ring electric induction hob with stainless steel cooker hood over, built-in double oven, inset spotlighting and door to side.

On the first floor is an airy landing with large cupboard housing the gas boiler and hot water tank, radiator, access to loft space. The master bedroom has radiator and en-suite shower room with tiled shower cubicle, wash basin, low level wc with tiled splash back and verticle towel rail. The guest bedroom has a radiator and en-suite shower room with tiled shower cubicle, wash basin, low level wc, inset spotlighting, verticle towel rail. There are two further double bedrooms each with a radiator and a family bathroom with white suite comprising panelled bath, low level wc, wash basin, part tiled walls, inset spotlighting and verticle towel rail.

#### Cloakroom

5' 8" x 3' 9" (1.73m x 1.14m)

#### Lounge

21' 10" x 12' 2" (6.65m x 3.71m)

#### Garden room

11' 4" x 10' 4" (3.45m x 3.15m)

#### Kitchen/breakfast room

19' 8" x 12' 3" (5.99m x 3.73m)

#### Master bedroom

14' x 13' 5" (4.27m x 4.09m)

#### En-suite shower room

8' x 4' 6" (2.44m x 1.37m)

#### **Guest bedroom**

14' x 10' (4.27m x 3.05m)

#### En-suite shower room

10' x 4' (3.05m x 1.22m)

#### **Bedroom three**

12' 4" x 10' 5" (3.76m x 3.18m)

#### Bedroom four

11' x 11' (3.35m x 3.35m)

#### **Bathroom**

7' 5" x 6' 6" (2.26m x 1.98m)

#### The outside

To the front of the property is a large block paved driveway providing parking space for numerous vehicles and access to the integral garage.

The good sized and enclosed rear garden is lain to lawn with patio area, side access via gate to front

#### Where?

The property occupies an excellent position on the northern outskirts of Colchester, within easy reach of the A12 dual carriageway and the mainline railway station with its excellent links to London Liverpool Street station. Colchester's town centre is within a short drive with its excellent range of shopping and recreational facilities, numerous wine bars, restaurants and the Mercery Theatre.

#### Important information

We are advised that all mains services are connected to the property.

Tenure - Freehold

#### **Directions**

Proceed to the north of Colchester along the Ipswich Road, Chestnut Copse will be located on the right hand side. Our ref: 21925GMB/SMG

#### **Further information**

If you would like more information on this property and its surrounding location (schools, transport etc) please go to;

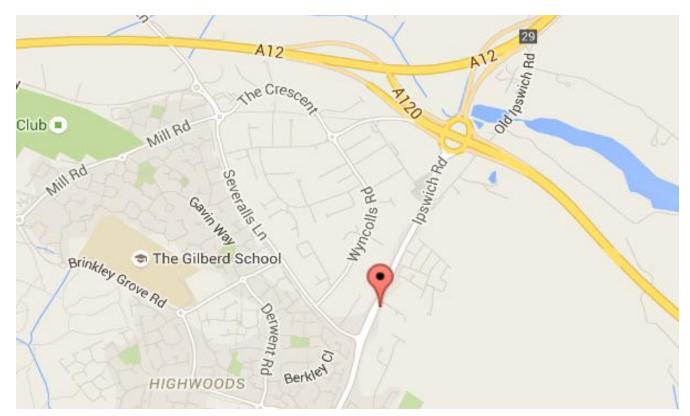
## fennwright.co.uk

#### Viewing

To make an appointment to view this property please call us on 01206 763 388







To find out more or book a viewing

## 01206 763 388

## fennwright.co.uk

 $\textbf{Fenn W right} \ \text{is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.}$ 

- Residential, commercial and agricultural sales and lettings

- devel op ment, planning and new homes
  agricultural property advice, far ms and land
  mortgage valuations, Homebuyers reports and building surveying
- Fisheries (UK and France) and equestrian property (UK-wide)

#### Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or extracted all described in the services and the services are not necessarily comprehensive. current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Particulars for Plot 1, Chestnut Copse, Ipswich Road, Colchester, CO4 9HD

## Peace of mind for landlords

We give you free legal cover. See our website for details or call

01206 764499