

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](http://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**

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

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