





The Paddocks
Lower Road
Peldon
CO5 7PR

Delightfully positioned on the outskirts of this popular village. A substantial five bedroom detached house occupying a mature plot of 1/3 of an acre, with attractive countryside outlook.

The Paddocks has thoughtfully and well designed accommodation ideally suiting the family with a lovely rear facing family room/ orangery with lantern roof light and bi-fold doors opening onto the rear garden. This modern well appointed family home offers a light and airy interior with a number of rooms having dual aspect windows being complemented by a reception hall and galleried landing, as well as a large established garden.

- 5 bedrooms
- 2 en-suites & bathroom
- 4 reception rooms
- Double garage
- Approx. 1/3 of an acre plot
- Countryside aspect
- Oil central heating

Entrance door leads into the reception hall having stair flight to the first floor, storage cupboard under and cloakroom with wash basin and a low level W.C. There is an impressive living room with wood burning stove and bi-fold doors opening out onto the orangery/family room, a lovely area with extensive views over the rear garden having lantern roof light and bi-fold doors.

There is a snug with bay window and fitted book shelving as well as a study/home office. The comprehensively fitted kitchen has a peninsular unit/breakfast bar with cupboards and drawers under, fitted worksurfaces with a good array of cupboards, drawers and space under, inset sink with boiling hot water tap, Britannia range cooker, built in microwave, integrated dishwasher, fridge and freezer, tall storage cupboard, fitted wall units. There is a utility room having worksurface with inset sink and space for appliances under.

On the first floor the galleried landing has a shelved airing cupboard housing the hot water tank.

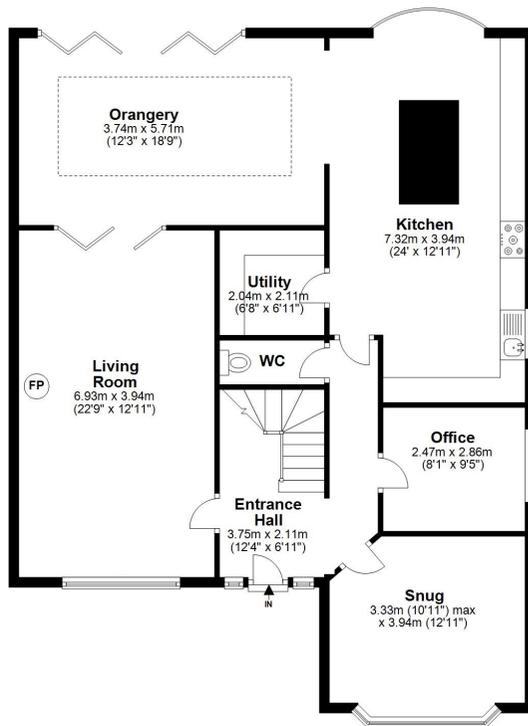
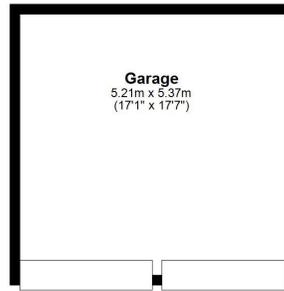
The master bedroom has a range of fitted wardrobes and en-suite bathroom with panel bath, tiled shower cubicle, low level W.C and a pedestal wash hand basin. The guest bedroom has built in wardrobes and an en-suite shower room with tiled shower cubicle, low level W.C and a wash hand basin. There are three additional bedrooms and a family bathroom comprising panel bath, tiled shower cubicle, wash basin and a low level W.C.



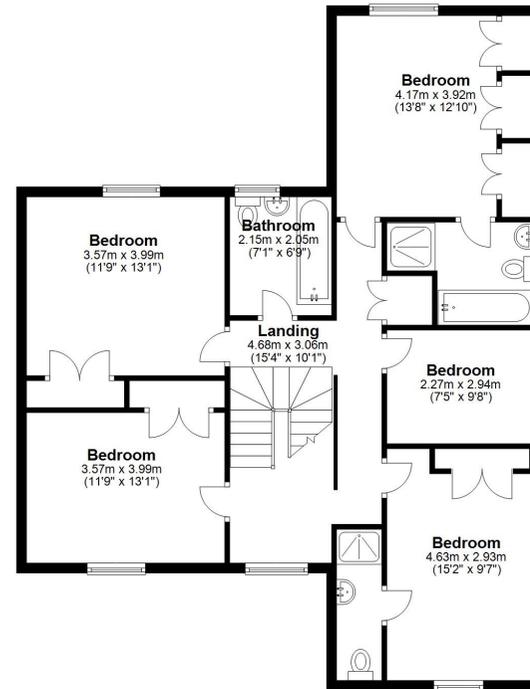




Approx. 148.2 sq. metres (1595.5 sq. feet)



First Floor
Approx. 103.2 sq. metres (1110.5 sq. feet)



Total area: approx. 251.4 sq. metres (2706.0 sq. feet)

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Outside

The Paddocks is set back from the road initially approached by a small shared area of driveway leading round to the block paved driveway providing off road parking and to the side of the property giving access to the double width garage with two up and over doors.

The large rear garden provides a delightful setting to the property and a wonderful and safe environment for children to play. There is an expanse of grass, flower beds and two patio areas along with a number of fruit trees, green house and gated access to front.

Important Information

Council Tax Band - F

Services - We understand that mains electricity, water and drainage are connected to the property. Heating is provide by oil.

Tenure - Freehold

EPC - D

Location

The popular village of Peldon lies to the south of Colchester and is within easy reach of Mersea Island with its attractive beach and waterfront along with excellent shopping facilities and restaurants.

Colchester itself is within comfortable driving distance and has a wide range of shopping and recreational facilities, wines bars, restaurants, Castle Park and Mercury theatre.

For the commuter Colchester's mainline railway station offers straight forward access to London Liverpool Street station.

Directions

Proceed to the south of Colchester along the Mersea Road. On entering the village of Abberton turn right into Layer Road, first left into Peldon Road and into Church Road. At the junction turn left into Lower Road where the property will be located further along on the left hand side.





Colchester
01206 763388
colchester@fennwright.co.uk

fennwright.co.uk