

14 Achonaone Drive, Colchester, Essex, CO4 5AZ



**Freehold**  
Guide Price  
**£625,000**

Subject to contract  
Highly regarded area

**4** bedrooms  
**3** reception rooms  
**2** bathrooms



# Some details

## General information

Occupying a delightful position, amongst similar quality homes, is this substantial detached residence offering excellent family accommodation within easy reach of Colchester Golf Club, railway station and the town centre.

The property is accessed via an entrance door into an enclosed porch which leads into a welcoming reception hall, having stair flight to the first floor and a cloakroom with low level WC and wash basin.

There is a front facing sitting room and spacious lounge featuring a fireplace with real flame effect gas fire, display mantle and patio doors opening onto the conservatory with windows and French doors to the rear garden. There is a dining room with serving hatch to kitchen and windows overlooking the attractive rear garden.

The kitchen/diner has fitted worksurfaces with a good array of cupboards, drawers, and space under, inset one and half bowl sink, four ring gas hob with double oven and grill under, with cooker hood over. There is a small breakfast bar, fitted wall units, part tiled walls and integrated dishwasher.

An archway leads through to the utility room having an L shaped worksurface with inset sink, cupboards, and space under, plumbing for a washing machine, fitted wall units, gas boiler and French doors opening out onto the garden.

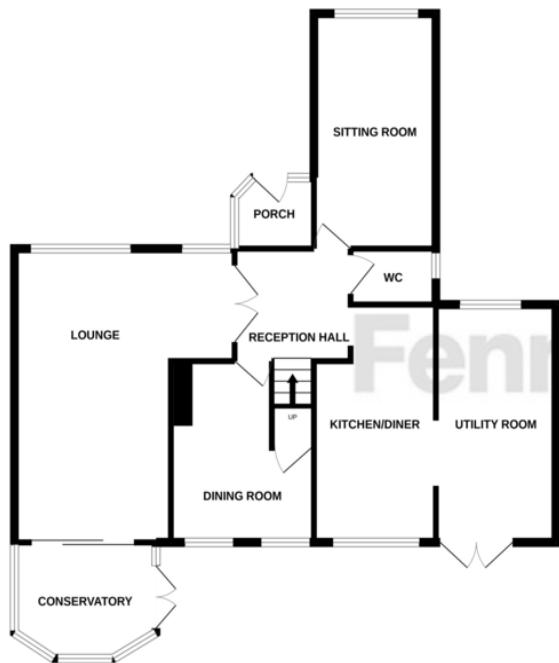
On the first floor, is a landing with shelved linen cupboard housing the insulated copper cylinder and access to the loft space.

Bedroom one has eves storage space and a large en-suite shower room with tiled shower cubicle, low level WC, wash basin, built in storage cupboard and further shelved linin cupboard. There are three more additional bedrooms and a shower room with tiled shower cubicle, wash basin, low level WC and tiled walls.

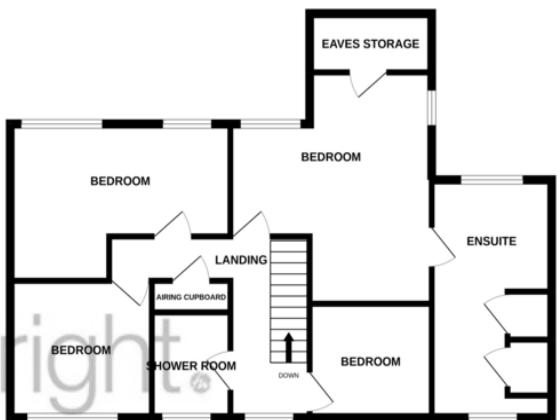


A substantial four bedroom detached residence offering flexible accommodation arranged over two floors benefiting from gas central heating en-suite shower room, conservatory and double garage.

## GROUND FLOOR



## 1ST FLOOR



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#### Reception hall

10' 8" x 6' 9" (3.25m x 2.06m)

#### Sitting room

17' 6" x 9' 9" (5.33m x 2.97m)

#### Lounge

20' 0" x 17' 2" narrowing to 11' 9" (6.1m x 5.23m)

#### Conservatory

10' 6" x 9' 6" (3.2m x 2.9m)

#### Dining room

12' 8" x 12' 8" narrowing to 7' 3" (3.86m x 3.86m)

#### Kitchen/diner

16' 3" x 10' 0" (4.95m x 3.05m)

#### Utility room

16' 3" x 7' 6" (4.95m x 2.29m)

#### Bedroom one

16' 9" x 16' 0" (5.11m x 4.88m)

#### Ensuite

16' 3" x 7' 5" (4.95m x 2.26m)

#### Bedroom two

18' 2" x 10' 0" (5.54m x 3.05m)

#### Bedroom three

12' 0" x 9' 6" (3.66m x 2.9m)

#### Bedroom four

9' 9" x 7' 9" (2.97m x 2.36m)

#### Shower room

7' 3" x 6' 0" (2.21m x 1.83m)



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### Outside

As previously mentioned the property occupies a pleasant cul-de-sac position amongst similar quality homes, with a lovely front garden being predominately laid to lawn with flower beds and mature trees. A block paved driveway provides off road parking.

To rear of the property is a generally secluded garden with well stocked borders of flowers, plants and shrubs. There is a patio area water feature and a useful storage shed to one side with doors to front and rear.

There is a double width garage located just beyond the rear garden which we are advised has a right of vehicular access over a private gravelled road.

### Location

The property is situated in the highly desirable area of Braiswick offering straight forward access to the mainline railway station and golf club, as well as Turner Rise Retail Park and Colchester General Hospital. Central Colchester is within easy reach with its excellent range of shopping and recreational facilities, restaurants, wine bars and Mercury Theatre.

### Important information

Council Tax Band - F

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

Our ref - GMB



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### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

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



## Directions

Proceed out of Colchester along the Bergholt Road entering Braiswick, passed the Golf Club turning right into Achacone Drive where the property can be located further along on the right hand side.

To find out more or book a viewing

# 01206 763 388

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