



Fenn Wright
Signature

1 Bellingham Drive, Copford,
Colchester, Essex CO6 1AQ



1 Bellingham Drive
Copford
Colchester
Essex
CO6 1AW

A wonderful and beautifully presented home situated in the popular bustling village of Copford just 1.5 miles from Marks Tey train station.

Originally built by the prestigious Mersea Homes, Bellingham Drive is an extremely sought-after development made up of only six executive family homes with generous accommodation and outdoor garden space. The property offers versatile accommodation over two floors with windows facing all aspects creating the property to be light and airy throughout. With gardens to the front and rear, the home benefits from seclusion and off road parking with a double garage.

- Short distance to amenities and schooling
- Exclusive development of just 6 homes
- 4 bedrooms, 2 reception rooms and study
- Beautifully appointed kitchen/breakfast room
- Spacious front and rear gardens
- Detached garage



The property benefits from having been recently updated by the current owners to create this beautiful home.

A welcoming entrance hall provides access to all the ground floor accommodation including the cloakroom and study with front garden views. Both the living room and dining room are generous sizes sharing similar views over the rear garden. The living room offers a fireplace and dual aspect to the front and French doors lead on to the rear garden terrace.

The magnificent kitchen/breakfast room offers a range of solid wood matching eye and base level units, granite surface, kitchen appliances include: Siemens dishwasher, Bosch double oven and gas hob with extractor hood above. There is access into the adjacent utility room which offers a further range of storage units with space and plumbing for utility appliances with a door leading out to the side of the property.

The large galleried landing provides access to four spacious double bedrooms with the principal bedroom benefiting from built-in wardrobes and en-suite facilities.

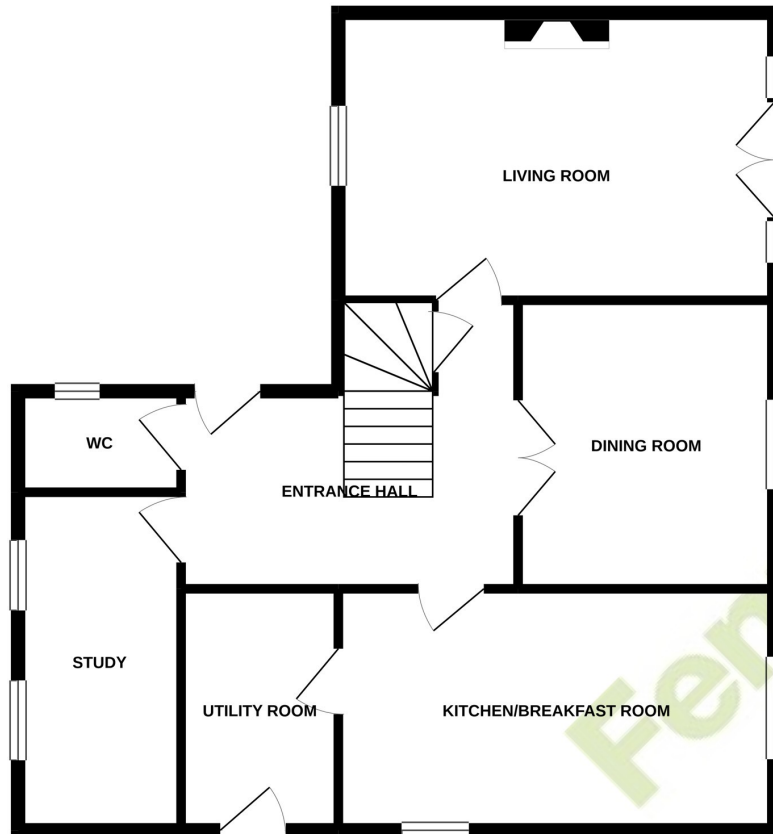
To complete the first floor is the family bathroom, partially tiled with a panel enclosed bath with shower over, WC and wash hand basin inset to vanity unit.



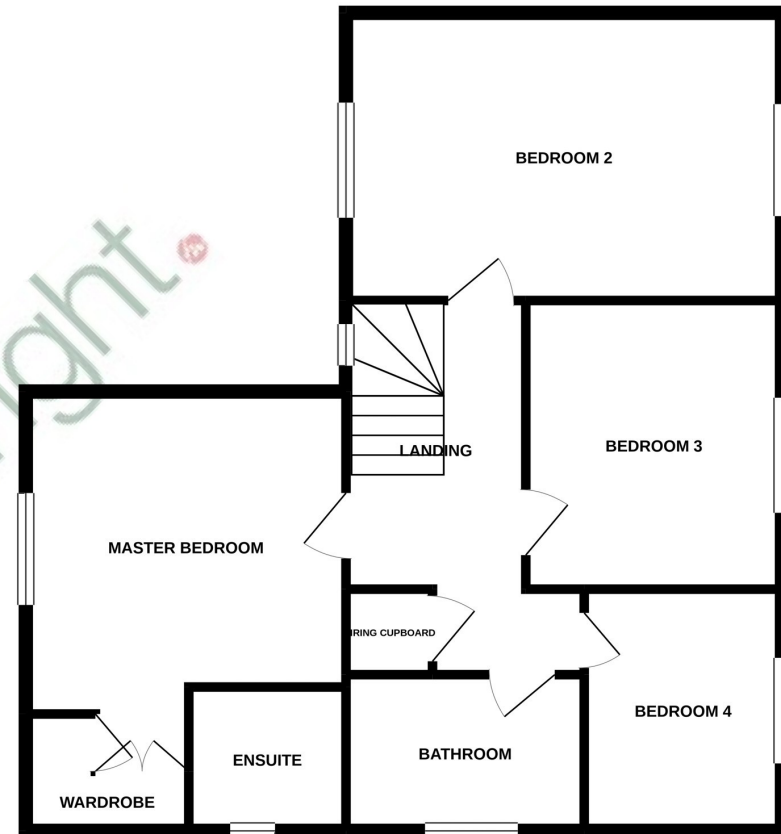




GROUND FLOOR
838 sq. ft. (77.9 sq. m.) approx.



1ST FLOOR
838 sq. ft. (77.9 sq. m.) approx.



TOTAL FLOOR AREA : 1677 sq. ft. (155.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Consumer Protection Regulations 2008

Fenn Wright LLP 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 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.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Starway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



Outside

A shared driveway leads to the rear of the property where a private driveway provides parking and access to the double garage with two up and over doors. The property is approached by a front garden which is predominantly laid to lawn, set back from the road and enclosed by mature Laurel hedging. There is two side gates leading to the rear garden which commences with a sun terrace idyllic for garden furniture and alfresco dining. The rear garden is also laid to lawn enclosed by mature flower beds creating the garden to be nicely secluded.

Location

is situated in the sought after village of Copford to the west of Colchester's town centre located within good school catchment areas. The property also provides straight forward access to Marks Tey railway station with links through to London Liverpool Street in under the hour. The A12 dual carriageway is also easily reached from this point providing good motoring links with the close by suburb of Stanway boasting the Tollgate Retail Park with Sainsbury's superstore and petrol filling station, Marks & Spencer and Aldi for day to day needs as well as a number of eateries and other national retailers. Copford Green also is home to The Alma Public house, a popular drinking and dining destination.

Directions

Heading towards Marks Tey on London Road from the direction of Stanway, proceed past the Swann Inn and Hall Road on your left where Bellingham drive can then be see on the right hand side. Number one is the first property on the right hand side.

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 - D

Our ref - BMR





Colchester
01206 763388
colchester@fennwright.co.uk

fennwright.co.uk