



Fenn Wright
Signature

50 Braiswick,
Colchester, Essex, CO4 5AX



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A four bedroom detached contemporary styled house requiring finishing off, situated on a plot of 0.57 of an acre with southerly views over the Colne Valley towards Lexden, found opposite the Golf Club in Braiswick.

The property has gas fired central heating and kitchen and shower room installed and a mixture of triple and double glazed windows, has excellent potential for further extension or development, subject to necessary consents.



- Vaulted first floor accommodation
- Four double bedrooms
- En-suite and bathroom
- Split level ground floor kitchen/living space
- Shower room
- Office and sitting room
- Utility and garage

An entrance door opens to a lobby and into a central hall with original staircase. The study is at the front and has the shower room adjoining, fitted with shower, basin and toilet. On the other side of the hall is bedroom four, currently with built-in storage. The former kitchen, is still in-situ, but proposed to become a sitting room.

An impressive split-level room has subsequently become a kitchen with living space. The upper level has the kitchen with quartz work surfaces on top of a range of base units. Built-in appliances include an induction hob, oven, extractor and integral dishwasher. Steps lead down to the living space with a dual aspect with part vaulted 9'7" high ceiling.

The proposal for the first floor is to have a wood and glass staircase leading up to a galleried landing with 14'6" high vaulted ceiling with at the front a feature window enjoying views to the front across the road to the golf course.

At the rear is a large picture window which has views over the garden across tops of trees and rooftops towards Lexden and is south facing.

The principal bedroom has views to the rear and has the makings of a built-in wardrobe and 14'6" high vaulted ceiling and leads through to what would become an en-suite (not fitted).

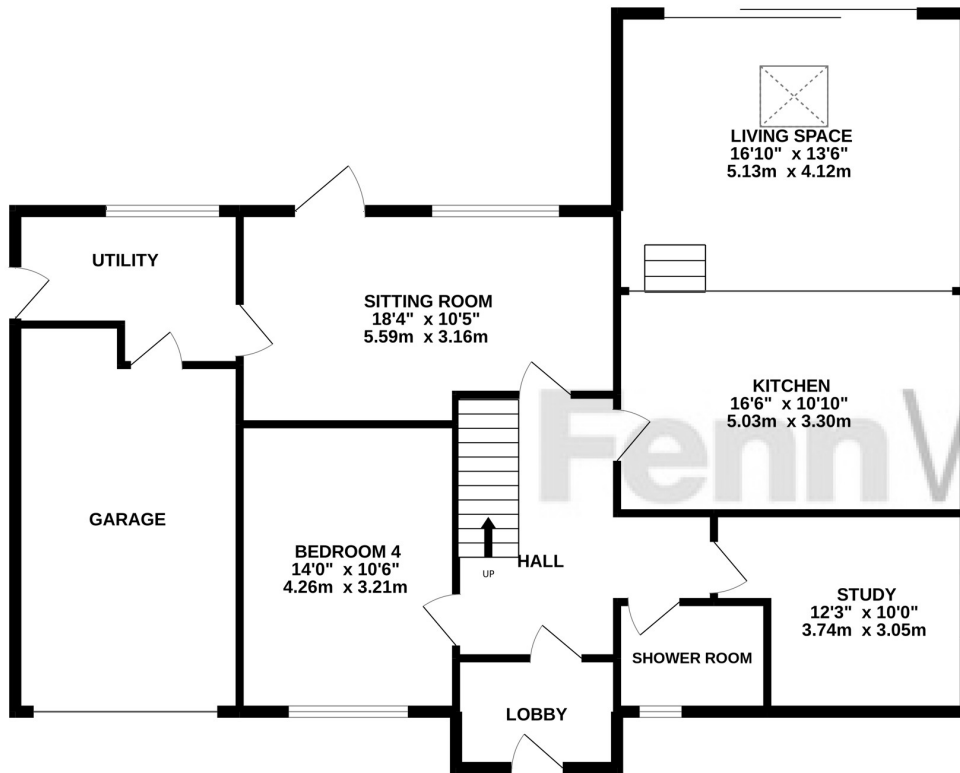
There are 2 further double bedrooms on the floor both with 14'6" high vaulted ceiling with the front room having views towards the golf course and the rear room views towards Lexden. The final room on the first floor is a bathroom, which has not been fitted.



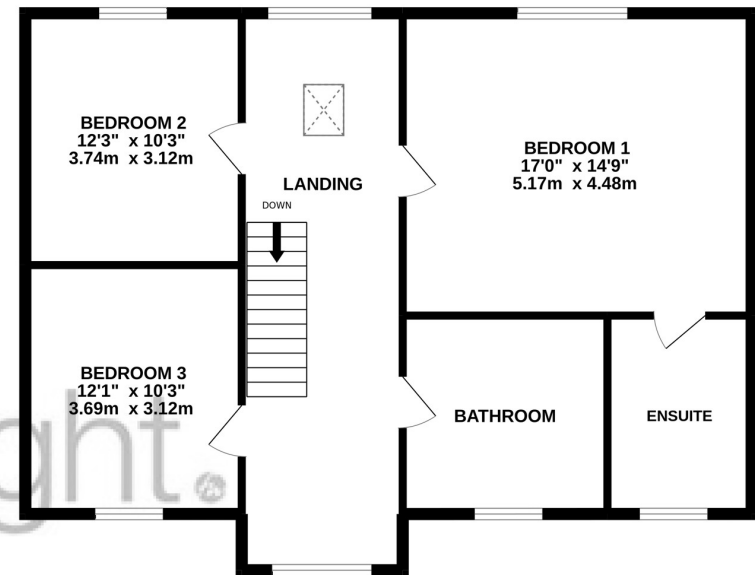




GROUND FLOOR
1311 sq.ft. (121.8 sq.m.) approx.



1ST FLOOR
882 sq.ft. (81.9 sq.m.) approx.



50 BRAISWICK COLCHESTER

TOTAL FLOOR AREA : 2193 sq.ft. (203.8 sq.m.) approx.

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Outside

The house has a brick wall along the front with driveway that leads down to the garaging. The remainder of the front garden is laid to lawn which continue down the side of the property. The rear garden has a variety of shrubs and former patio are at the back. There is expansive lawns that gently slope away from the property leading down to a mature screen at the rear. In total the plot extends to 0.57 of an acre.

Location

Braiswick is a popular suburb of Colchester and enjoys many fine homes. It is the home of Colchester Golf Club and round the corner down Bakers Lane is Lexden Wood Golf Club. The area also has a modern primary school. Heading to Colchester through Braiswick brings you down to Colchester's mainline station with rail services to London Liverpool Street. Also by the station is the Turner Rise retail park with various national retailers including an ASDA. Colchester itself offers everything you expect of a city with leisure facilities and wider education including secondary schooling, sixth form college, institute and the University of Essex.

Directions

Proceed to the North of Colchester from the mainline station on the Bergholt Road. This road eventually becomes Braiswick and the house is found on the left hand side directly opposite the Golf Club.

Important Information

Services – Mains electricity, gas, water and drainage are connected to the property.

EPC rating – The original property had an rating of D which has expired.

Council tax band – F

Tenure – Freehold





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