

4 Massingham Drive, Earls Colne, Colchester, CO6 2ST



Freehold

Guide Price

£400,000-£425,000

Subject to contract

**Popular village of Earls
Colne**

3 bedrooms
2 reception rooms
3 bathrooms



Some details

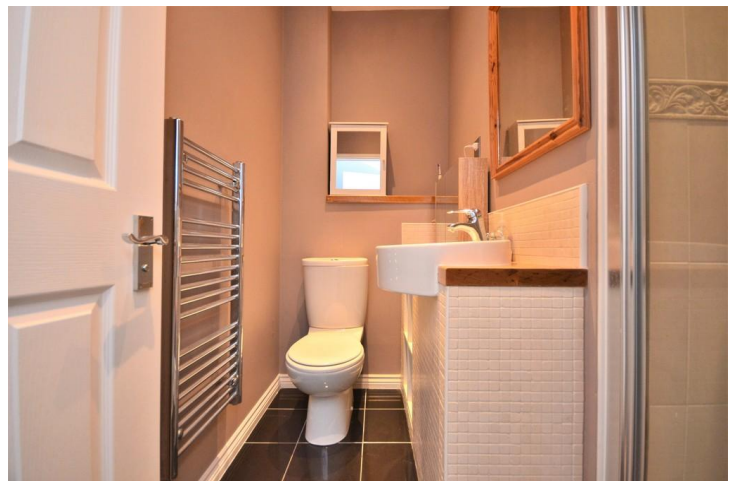
General information

Set in the ever popular village of Earls Colne to the west of Colchester is this well presented three bedroom town house which boasts extremely generous accommodation throughout and all the benefits of modern family living. The property comprises a large kitchen/dining room, spacious first floor lounge, three double bedrooms, two ensuites, and a family bathroom. The village of Earls Colne has excellent local amenities and a highly regarded primary school. ** Guide Price £425,000-£435,000 **

In brief, the accommodation begins with an entrance hall which has a double fitted storage cupboard, tiled flooring, radiator, floor to ceiling double glazed window to the front, double doors opening into the kitchen/dining room, and a door allowing access into the cloakroom. The cloakroom has been tastefully finished with tiled flooring and partly tiled walls, a low level w/c, hand wash basin, wall mounted mirror, and extractor fan.

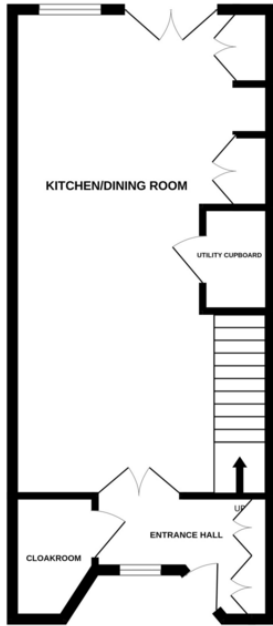
One of the main feature's of this home is the beautifully presented kitchen/dining room. The kitchen which has underfloor heating and tiled flooring throughout, has been fitted with a range of modern matching base and eye level units, stone worktops and splash backs, an inset sink, integrated dishwasher, built in double ovens, two large cupboards which house the gas boiler, washing machine, and tumble dryer with a recess between for an American style fridge/freezer, and a double glazed window and French doors to the rear garden.

The kitchen also boasts a stunning island which has been fitted with a range of drawers and cupboards, breakfast bar, and the induction hob with extractor over. In the dining area, a bespoke wall entertainment unit gives inset space for a TV and shelving with decorative downlighters. The handy utility cupboard has been fitted with lighting, a sink with cupboard under, and additional storage space and shelving.

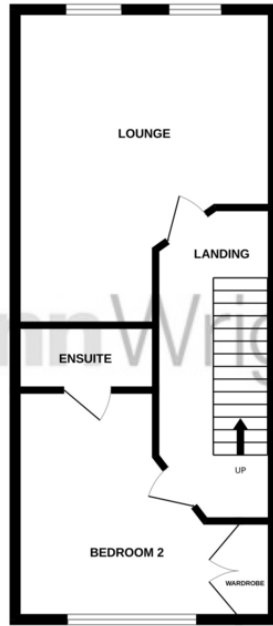


A well presented three bedroom town house boasting extremely generous accommodation throughout and all the benefits of modern family living.

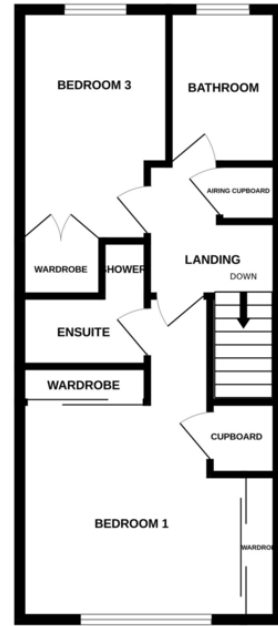
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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On the first floor landing the stairs provide access to the second floor and doorways allow access into the lounge and bedroom two. The spacious and well-presented lounge has two double glazed windows overlooking the rear aspect, a bespoke walnut display wall unit with shelving and cupboards, a radiator, and inset speakers and spotlights to the ceiling.

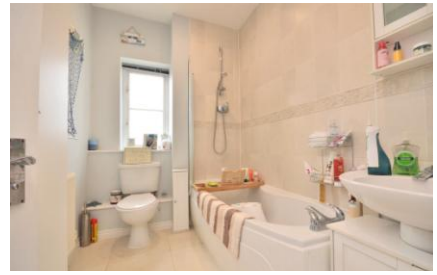
Bedroom two benefits from a double glazed window overlooking the front, a double built in wardrobe, radiator, spotlights to the ceiling, and a door into the ensuite shower room. The ensuite has been fully tiled, has underfloor heating, a double shower, low level w/c, hand wash basin, an extractor fan, and a chrome heated towel rail.

On the second floor, the landing houses the airing cupboard and allows access to the loft, bedroom three, the family bathroom, and bedroom one. The master bedroom is extremely generous in size and boasts two large built in wardrobes with sliding doors, a double glazed window to the front, cupboard over the stairs, spot lights to the ceiling, and a doorway into the ensuite which comprises a shower cubicle, partly tiled walls, underfloor heating, chrome heated towel rail, hand wash basin, and an extractor fan.



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Particulars for 4 Massingham Drive, Earls Colne, Colchester, CO6 2ST

Bedroom three has been fitted with a double built in wardrobe, double glazed window over looking the rear, and a radiator. The family bathroom has tiled flooring which also benefits from underfloor heating, a double glazed obscured window to the rear, a panelled bath with glass screen and shower over, low level w/c, hand wash basin, and an extractor fan.

Entrance hall

Cloakroom

6' 7 max" x 4' 5 max" (2.01m x 1.35m)

Kitchen/dining room

26' 6" x 13' 9 max" (8.08m x 4.19m)

Utility cupboard

5' 7" x 3' 1" (1.7m x 0.94m)

First floor landing

Lounge

16' 10 max" x 13' 9 max" (5.13m x 4.19m)

Bedroom two

12' 4 max" x 11' 3 max" (3.76m x 3.43m)

Ensuite

7' 8" x 3' 6" (2.34m x 1.07m)

Second floor landing

Bedroom one

12' 13 max" x 12' 10 max" (3.99m x 3.91m)

Bedroom three

11' 8" x 8' 6 max" (3.56m x 2.59m)

Bathroom

8' 3" x 5' 11" (2.51m x 1.8m)

Outside

The rear garden has been beautifully landscaped with the addition of two patio areas, artificial turf, decorative stone boarders, and is fully enclosed by panel fencing. There is a gate providing rear access.

To the front of the property there is off-road parking for two cars to the right of the property.

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Where?

The property is located in the heart of the popular village of Earls Colne, known for highly regarded school catchments and excellent local amenities including; Doctor's surgery, Co-op store, beauty salon, hair-dressers, library, butchers & deli, tea room, public houses and primary school as well as the Essex Golf & Country Club. The nearby town of Halstead is within 3 miles and offers further schooling and town facilities. For the commuter there is a mainline station located at the larger town of Braintree, whilst the neighbouring villages of Wakes Colne/Chappel have a station with direct links to the mainline station at Marks Tey. Stansted airport is approx. 30 miles away and the A120 dual carriageway is just a short drive away.

Important information

Council Tax Band - E

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

Tenure - Freehold

EPC rating - C

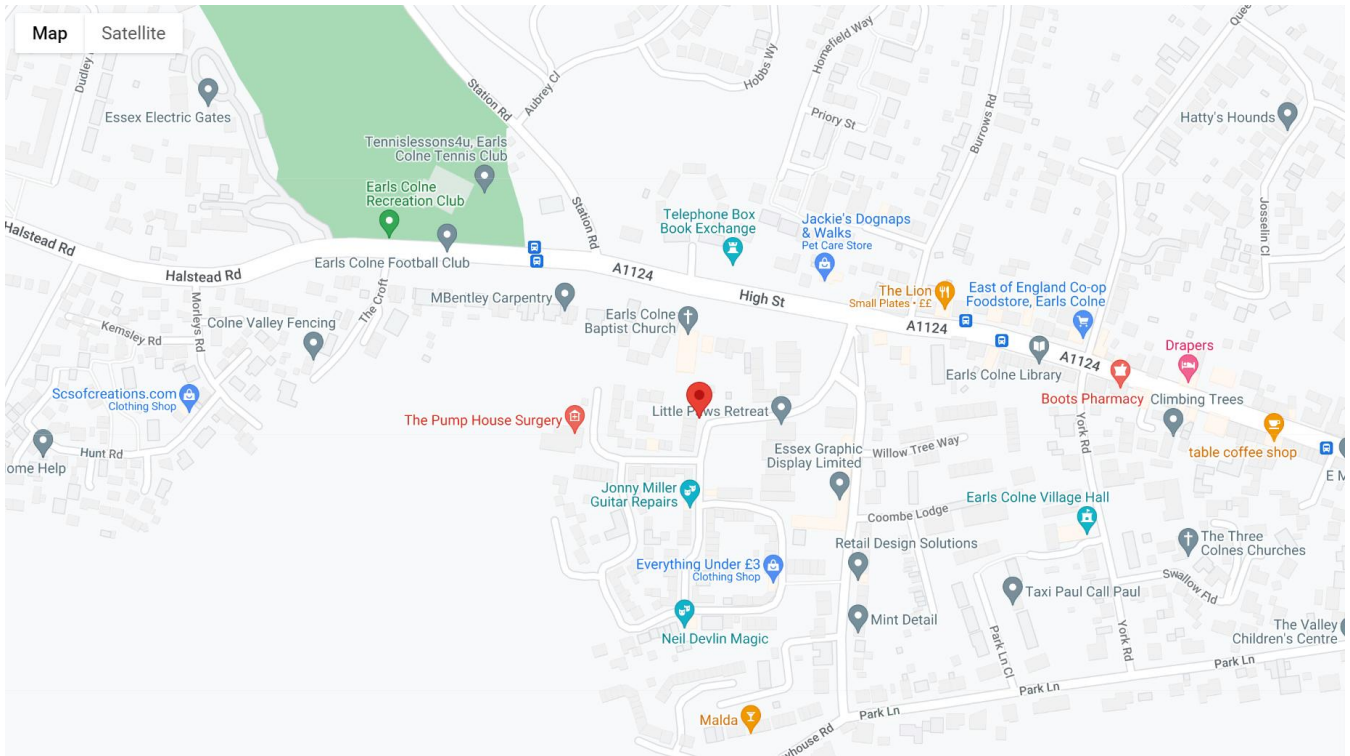
Further information

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 216 543.



Proceed from our Stanway Tollgate branch over the A12 dual carriageway and along the A1124 through the villages of Eight Ash Green, Ford Street, Chappel, and White Colne. On entering the village of Earls Colne, proceed over the river past the River Spice Restaurant and continue along turning right at the mini roundabout. Follow through the high street turning left onto Foundry Lane and continue along into Massingham Drive where the property will be found on the right hand side.

To find out more or book a viewing

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