



# Alba Mews | Colchester, Essex, CO4 6AA



## Features

- Four Bedrooms
- Stunning Open Plan Kitchen/Family/Utility Room
- Sitting Room & Dining Room
- Fantastic Views Over Cricket Pitches
- Walking Distance To Co-Op & Newly Schools Soon To Open
- Easy Access To A12 & Colchester Mainline Train Station
- Highly Regarded Local Developer

Located on the highly sought after Chesterwell development built by the highly regarded local developer Mersea Homes is this stunning four bedroom detached home. To the ground floor the property benefits from a stunning open plan kitchen/family/utility room with a vaulted ceiling, dual aspect sitting room with french doors onto the garden, dual aspect dining room and ground floor cloakroom. To the first floor the four bedrooms, one with ensuite and the family bathroom. Outside the property has a landscaped rear garden with patio areas and pergolas, with the garage and parking to the side. The property also boasts beautiful views over the cricket pitches to the front and is within easy access to the protected woodlands, A12, Colchester mainline train station as well as being a short walk to a local co-op and newly built school soon to open.



Bychoice  
ESTATE AGENTS

#### ENTRANCE HALL

Door under a storm porch provides entry to the entrance hall, with doors off to the sitting room, dining room, kitchen and cloakroom.

#### SITTING ROOM 24' 2" x 13' 10" (7.37m x 4.22m)

With large double glazed window to front aspect and double glazed french doors opening out to the patio.

#### DINING ROOM 10' 9" x 9' 10" (3.28m x 3m)

Dual aspect dining room with double glazed windows to front and side.

#### KITCHEN/UTILITY 20' 7" x 10' 2" (6.27m x 3.1m)

A stunning open plan room commences with the kitchen/utility area. The kitchen comprises modern fitted wall and base level units with work surfaces over. Inset hob with extractor fan over and inset sunken sink with mixer tap over. Integrated chest level double oven, integrated fridge/freezer. Breakfast bar with seating from the family area. Opening out into the utility area and family room. Double glazed window to side.

The utility area has wall and base level units with work surfaces over space and plumbing for washer dryer and wine cooler. Door leads to the rear garden.

#### FAMILY ROOM 12' 2" x 9' 10" (3.71m x 3m)

An amazing vaulted space with double glazed windows to rear and double glazed velux windows to ceiling.

#### CLOAKROOM

Close coupled w/c, wash hand basin with taps over.

#### LANDING

Doors off to bedrooms and bathroom.

#### BEDROOM ONE 14' 2" x 13' 4" (4.32m x 4.06m)

Double glazed window to front with spectacular views over the cricket pitches. Sliding mirrored doors to built in wardrobes, door to ensuite.

#### ENSUITE

Comprising corner shower unit, concealed w/c, sink with mixer tap over.



Bychoice



Bychoice



**BEDROOM TWO** 13' 11" x 9' 3" (4.24m x 2.82m)

Double glazed window to front with spectacular views over the cricket pitches.

**BEDROOM THREE** 12' 6" x 10' (3.81m x 3.05m)

Double glazed windows to rear.

**BEDROOM FOUR** 11' 10" x 8' 3" (3.61m x 2.51m)

Double glazed windows to side.

**BATHROOM**

Panelled bath with taps, shower and glass shower screen over. Concealed w/c, wash hand basin with mixer tap over. Double glazed window to rear.

**OUTSIDE**

The front of the property is laid to lawn and enclosed by a picket fence with lavender plants to the base. Path leads to the entrance door. The single garage and side gate to the rear garden is accessed via the driveway to the side of the property which provides parking for 2-3 vehicles.

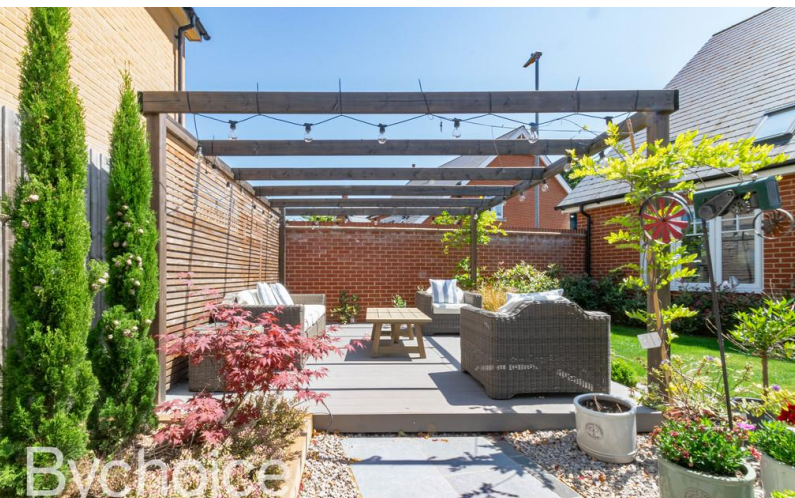
The rear garden is beautifully landscaped and has two patio areas connected by a paved path, one off the back of the sitting room and one in the north easterly point of the garden with a pergola over. The remainder is predominately laid to lawn with mature flower beds/borders one with a beautiful water feature. Space for a small garden shed to the rear of the garage.

**GARAGE**

Single garage with up and over garage door to front.

**AGENTS NOTE**

ESTATE CHARGE - TBC





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Bychoice**  
ESTATE AGENTS

Sudbury Office  
6 King Street, Sudbury, Suffolk, CO10 2EB | Tel: 01787 468400  
E-mail: sudbury@bychoice.co.uk  
bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. B2304





Bychoice  
ESTATE AGENTS