



Clear View
Chappel, Essex

**DAVID
BURR**



Clear View, Colchester Road, Chappel, Colchester, Essex, CO6 2AE

Chappel is conveniently located, approximately 7 miles northwest of Colchester. The village benefits from a shop, which is within walking distance and Chappel Primary School, awarded Ofsted 'good' rating in 2017. More comprehensive educational, commercial and recreational facilities can be found in Colchester, which also has a fast intercity train direct to London Liverpool Street Station (45 minutes) or from Marks Tey (3 miles). Chappel itself is best known for its brick viaduct, which forms a striking approach to the village. The village is surrounded by undulating picturesque countryside with good walking and riding opportunities. The A12 is easily accessed to the south (3 miles).

An extended four bedroom detached chalet style property occupying an elevated setting with views across the River Colne, situated on the periphery of the highly regarded North Essex village of Chappel. Offering an accommodation schedule to the principal residence of approximately 1,750sq ft, the property has been refurbished and extended to an excellent standard via an outstanding open plan, dual aspect reception room comprising a kitchen/dining/family room. Finished with granite topped fitted kitchen with central island, range of integrated siemens appliances and polished stone flooring with underfloor heating and bi-folding doors opening to the rear gardens. Ideally suited as a family home, the property is within convenient reach of the Chappel viaduct, Chappel and Wakes Colne general stores, the village public house and primary school. Further benefits to the property include ample private parking, east facing gardens and a versatile outbuilding with an aluminium bi-folding doors and casement window range.

An extended four bedroom detached chalet style property enjoying an edge of village location, presented and finished to an excellent standard throughout and further benefitting from ample private parking, east facing rear gardens and a versatile outbuilding.

Stain glass UPVC clad security door opening to:

ENTRANCE HALL: 22' 2" x 3' 4" (6.76m x 1.04m) With engineered oak flooring throughout, staircase off and opening to:

SITTING ROOM: 11' 3" x 10' 9" (3.45m x 3.28m) With casement window range to front affording elevated views across the River Colne and Colne Valley. Central fireplace and LED spotlights.

DINING ROOM: 12' 2" x 10' 7" (3.71m x 3.23m) With casement window range to side, air conditioning unit and trio of central light fittings. Opening to:

KITCHEN/FAMILY ROOM: 22' 11" x 17' 8" (7.00m x 5.39m) Fitted with an extensive range of shaker style floor to ceiling base and wall units

with granite preparation surfaces over and upstands above. Ceramic butler sink unit with mixer tap over and casement window range to rear affording views across the gardens. Fitted with a range of integrated Siemens appliances including an oven with grill above, four ring induction hob with extraction above and baumatic microwave. Further integrated appliances include a fridge, freezer and dishwasher. The kitchen units comprise a pull out, duel sided larder store, deep fill pan drawers, shelving units, and waste/recycling unit. A granite topped central island is ideally placed for entertaining and as a breakfast bar with skylight above, LED spotlights and polished stone tiled flooring. Aluminium range of bi-folding doors across the rear elevation.

UTILITY ROOM: 7' 9" x 4' 9" (2.37m x 1.45m) With single preparation surface and space and plumbing for washing machine and

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tumble dryer. Casement window to front and half height panel glazed door to rear terrace.

BEDROOM 3: 10' 8" x 9' 6" (3.27m x 2.90m) With casement window range to front affording elevated views across the adjacent landscape. LED spotlights, double doors to linen store housing water cylinder, underfloor heating manifold and open fronted recessed wardrobes with attached hanging rail and base level shelving units.

GROUND FLOOR FAMILY BATHROOM: 11' 8" x 7' 7" (3.56m x 2.33m) A high specification, recently fitted suite with a fully tiled finish, wall hung WC, oval ceramic wash hand basin within an oak topped, gloss fronted base unit and free standing roll topped bath with claw feet and shower attachment. Fully tiled separately screened double shower unit with recessed shelving, LED spotlights, integrated audio system and wall mounted heated towel radiator. Obscured glassed casement window to side.

First floor

LANDING: With feature glass screen to front, LED spotlights and casement window to side. Oak door to:

BEDROOM 1: 18' 0" x 12' 7" (5.50m x 3.85m) Affording a dual aspect with UPVC framed panel glazed door to rear and casement window range with obscured glass windows to side. Half height timber panelling and bespoke integrated wardrobe and shelving units with inset hanging rails.

BEDROOM 2: 16' 3" x 11' 0" (4.97m x 3.37m) + **6' 4" x 6' 2"** (1.94m x 1.90m) With casement window range and velux window to front affording an elevated aspect across the surrounding landscape. LED spotlights, integrated audio system and air conditioning unit. Full height fitted wardrobes with attached hanging rail and open fronted storage units.

BEDROOM 4: 7' 10" x 7' 2" (2.41m x 2.19m) With casement window to front and LED spotlights.

FAMILY SHOWER ROOM: 9' 6" x 7' 8" (2.91m x 2.35m) Fitted with ceramic WC, wash hand basin within a floating grained effect unit and fully tiled separately screened shower with recessed shelving. Wall mounted heated towel radiator.

Outside

The property is situated on Colchester Road and approached via a part brick paved driveway providing parking for approximately seven vehicles with established hedge line border.

Gated side access opens to the rear gardens which are arranged via a terrace with central set of steps with timbered border rising to an expanse of lawn with external store, further steps rising to an additional area of garden and direct access to the:

OUTBUILDING: 18' 7" x 8' 9" (5.68m x 2.69m) + **6' 9" x 6' 2"** (2.07m x 1.90m) Approached via a decked terrace with uplighting, integrated audio system, LED spotlights and aluminium framed double glazed bi-folding doors with internal blinds. The outbuilding benefits from LED spotlights, air conditioning unit and casement window range to front and rear, currently utilised as a gym although offers excellent potential as a home office, if so required.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

BROADBAND SPEED: Up to 940Mbps (source Ofcom).

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PHONE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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EPC RATING: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: thatched.gross.asked

LOCAL AUTHORITY: Rowan House, 33 Sheepen Road, Colchester, Essex, CO3 3WG, (01206 282222).

VIEWING: Strictly by prior appointment only through DAVID BURR.

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