



DAVID  
BURR

**5 Pyefleet View  
Langenhoe, Essex**





# 5 Pyefleet View, Langenhoe, Colchester, Essex, CO5 7LD

The village of Langenhoe sits approximately five and half miles from Colchester Town Centre and four miles from the popular waterside town of Mersea Island, famous for its seafood, enjoying the picturesque surroundings and close proximity to other popular villages, enjoy lunch at well-regarded public houses and restaurants, whilst Colchester City offers a wide array of dining, retail and leisure facilities. The A12 access is available within a 15 minute car journey. Colchester North station offers rail services to London Liverpool Street within 50 minutes.

A four bedroom (one en-suite) high specification detached property enjoying an attractive location tucked away on an executive development, located within the highly regarded North Essex village of Langenhoe. Easily accessible for the coastal attractions of Mersea Island and historic Roman City of Colchester, the property has been subject to a comprehensive programme of extension, enhancement and adaption by the current owners. Offering an accommodation schedule of approximately 1,850sq ft, the property is set behind a weatherboard clad exterior with distinctive, high specification finish and high-grade materials utilised throughout. Ideally suited as a family home, the accommodation is arranged via two distinctive ground floor reception rooms with Silestone, quartz topped bespoke kitchen/dining/family room and aluminium framed bi-folding doors opening to the rear terrace and gardens. Further notable features include Geberit WC systems throughout, both travertine stone and antico flooring in addition to oak stained door frames and architraves. Further benefits to the property include a detached double garage with twin up and over doors to front, ample private parking via a shingle driveway and established, well-screened rear gardens comprising a composite decked terrace, versatile outbuilding, timber framed external store, koi carp pond and a bespoke corner firepit.

## **A four bedroom (one en-suite) detached high specification property enjoying an attractive setting on an exclusive development with further benefits including a detached double garage, ample private parking and south west facing rear gardens.**

Obscured panel-glazed double doors opening to:

**ENTRANCE HALL: 16' 11" x 7' 2"** (5.16m x 2.19m) With antico woodgrain flooring, LED spotlights, staircase off and bespoke understairs wine store. Smoked oak veneer door opening to:

**SITTING ROOM: 20' 8" x 12' 8"** (6.30m x 3.87m) Affording a dual aspect with casement window range to front, french doors to rear opening to the gardens and a central Smeg living flame gas fired fire. LED spotlights throughout and gloss fronted fitted bespoke wall unit.

**DINING ROOM: 9' 5" x 8' 9"** (2.89m x 2.68m) Enjoying a direct, open plan link with the kitchen/family room and fitted with antico grained

flooring, casement window range to front and enjoying a direct, open link with the:

**KITCHEN/BREAKFAST ROOM: 14' 7" x 10' 11"** (4.45m x 3.34m) A bespoke split colour gloss white/wood grain handle less fitted kitchen comprising a substantial peninsular unit with ample base level storage to both front and rear. Topped with a 20mm thick Silestone quartz surface with apex edge detail and smoked mirror glass splashback. A high specification, distinctively fitted kitchen with integrated siemens appliances including two single ovens, a steam oven, integrated microwave, four ring induction hob, two ring domino gas hob and a Smeg downdraft extractor. Further integrated appliances include a 70/30 integrated Siemens fridge freezer, 60cm fully integrated siemens



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dishwasher, built in wine cooler, Blanco 1 ½ bowl undermount sink and mono-bloc mixer tap with recessed drainer, le mans corner units and recycle sorter bin. Kitchen extras have been installed including a lift up power socket, feature ambient lighting to the underside surfaces, undercover task lighting and shadow gap bulk head detailing and downlighting to the tall housings. Illuminated glass sided drawer runners with wooden drawer organisation for cutlery, utensils and crockery. LED lighting has been installed to the side rails and drawers in addition to an internal drawer with organisation sets and tall pull out larder store. Bi-folding doors are set across the kitchen opening to the rear gardens with door to:

**UTILITY ROOM: 7' 7" x 5' 6"** (2.33m x 1.68m) With features including under covered lighting, ceiling extractor, 20mm thick silestone quartz surfaces, a smoke glassed mirror back and feature wall in addition to a Blanco undermount sink and tap with recessed drainer.

**STUDY: 7' 2" x 7' 0"** (2.20m x 2.14m) With casement window range to rear and bespoke fitted office equipment.

**CLOAKROOM: 6' 5" x 2' 10"** (1.98m x 0.87m) Fitted with ceramic WC, wash hand basin and under unit sensor lighting.

## First floor

**LANDING:** With hatch to loft and door to linen store housing water cylinder with useful fitted shelving.

**BEDROOM 1: 13' 10" x 9' 11"** (4.23m x 3.03m) With window range to rear affording views across the gardens and door to:

**EN-SUITE SHOWER ROOM: 8' 9" x 3' 1"** (2.68m x 0.95m) Principally tiled and fitted with ceramic WC, wash hand basin and

separately screened shower unit with shower attachment. Wall mounted heated towel radiator.

**BEDROOM 2: 12' 4" x 9' 8"** (3.77m x 2.97m) With casement window range to rear overlooking the gardens.

**BEDROOM 3: 12' 8" x 7' 11"** (3.87m x 2.43m) With part glass fronted fitted wardrobe units and casement window to front.

**BEDROOM 4: 10' 0" x 8' 5"** (3.05m x 2.59m) A versatile room ideally suited as a further double bedroom although offering potential as an additional office/study, if so required, with integrated office equipment.

**FAMILY BATHROOM: 8' 9" x 6' 9"** (2.67m x 2.08m) With travertine stone flooring throughout and Geribit WC, in addition to a wash hand basin within a gloss fronted storage unit and granite surfaces above. Bath with separately screened shower, under lit lighting and heated towel radiator.

## Outside

The property is situated on Pyefleet View, an executive development located in the accessible and well-regarded North Essex village of Langenhoe. The property is approached via a shingle driveway with private off-street parking space for approximately five-seven vehicles and direct access to the:

**DOUBLE GARAGE: 17' 4" x 16' 5"** (5.30m x 5.01m) With twin up and over doors to front, light and power connected and personnel door to side.

The gardens have been comprehensively landscaped with a solid oak pergola, a composite decked terrace with lighting, ideal for entertaining and directly linking with the open plan kitchen. A koi carp pond is set beyond with ample screening, a focal point within this versatile yet

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maintainable garden. Sleeper borders frame a range of mature border planting with established planting to rear and bespoke corner firepit.

**TENURE:** Freehold

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

**BROADBAND SPEED:** Up to 1000Mbps (source Ofcom).

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

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

## AGENTS NOTE:

- The property benefits from FTP fibre broadband.
- A monitored alarm system is installed.

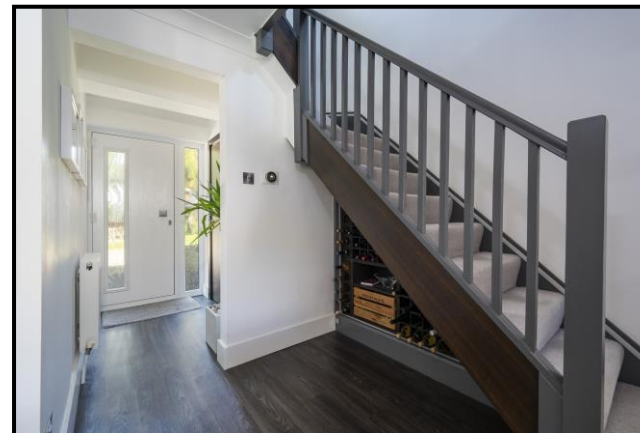
**EPC RATING:** C. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** notice.rated.over

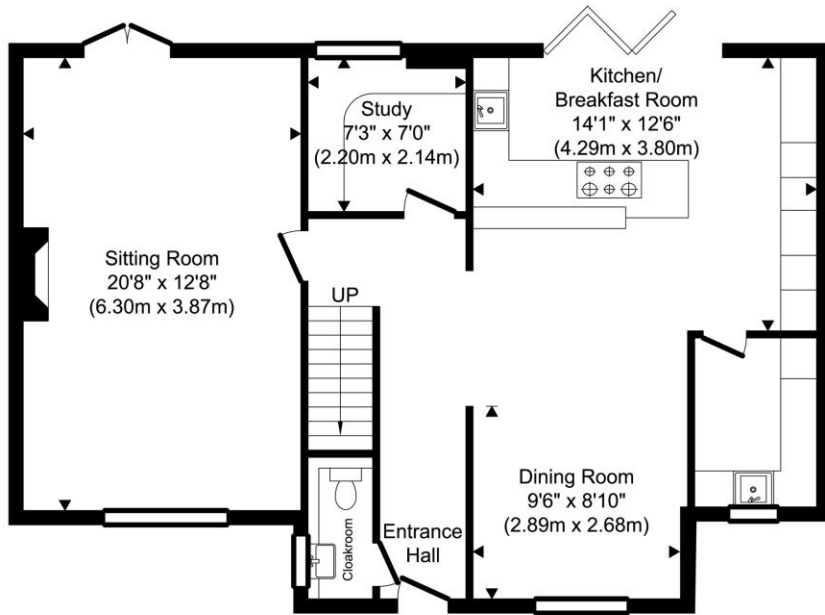
**LOCAL AUTHORITY:** Colchester City Council. Rowans House, 33 Sheepen Road, Colchester, Essex, CO3 3WG. **BAND:** F

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

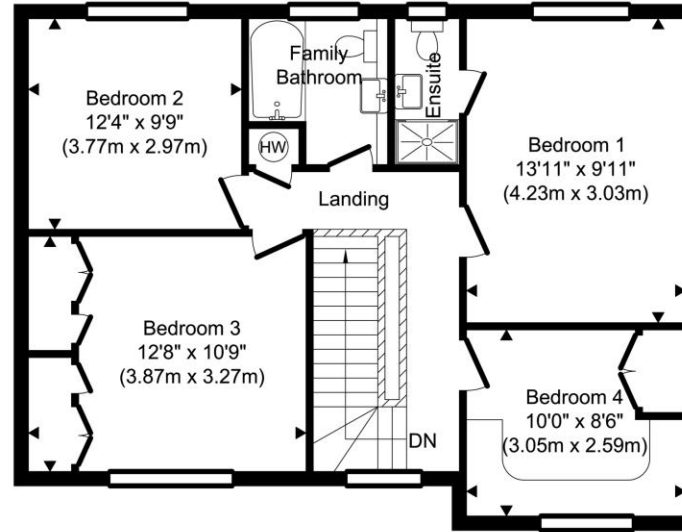
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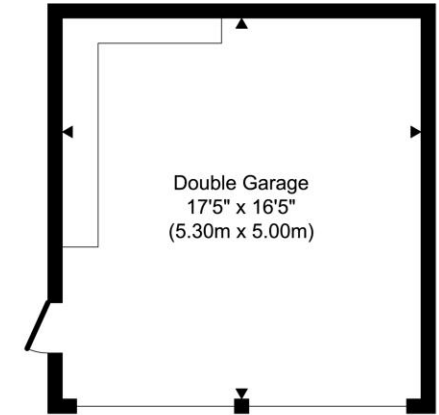
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Ground Floor  
Approximate Floor Area  
817.51 sq. ft.  
(75.95 sq. m)



First Floor  
Approximate Floor Area  
641.52 sq. ft.  
(59.60 sq. m)



Outbuilding  
Approximate Floor Area  
285.24 sq. ft.  
(26.50 sq. m)

**TOTAL APPROX. FLOOR AREA 1744.29 SQ.FT. (162.05 SQ.M.)**

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