



**18 Colne Park Road,
White Colne, Essex**

**DAVID
BURR**



18 Colne Park Road, White Colne, Colchester, Essex, CO6 2PL

Set in the Colne Valley, White Colne is an attractive village, surrounded by countryside offering open meadows, ancient woodland and riverside walks. The village of Earls Colne has several pubs, shops and other services. Chappel and Wakes Colne branch line station is 1.4 miles away. Marks Tey station is 7 miles and Colchester station 10 miles, both offering a direct rail service to London Liverpool Street. There is convenient access to the A12 and A120.

A stylish five bedroom (one en-suite) detached mid-century modern styled multi-level individual property located a short walk from the centre of the picturesque North Essex village of White Colne. Offering an internal accommodation schedule of approximately 2,500sq ft characterised by a wealth of natural light and extensive use of glass, the accommodation offers three distinctive reception rooms enjoying an open plan aspect having been significantly enhanced and developed by the current owners. Hugely versatile in its appeal, 18 Colne Park Road offers functional, highly adaptable rooms with scope for addition reception or bedroom space, if so required. Enjoying an edge of village location and a semi-rural aspect, further benefits include a double garage, driveway providing ample private parking and total plot size of approximately 0.34 acres.

A five bedroom (one en-suite), three reception room detached mid century modern property enjoying an edge of village location, offering an internal accommodation of approximately 2,500sq ft. Further benefits to the property include a double garage, ample private parking and set within a total plot size of approximately 0.34 acres.

Obscured panel-glazed UPVC clad security door opening to:

ENTRANCE HALL: 9' 10" x 9' 1" (3.00m x 2.77m) With stripped composite wood effect flooring throughout, steel staircase with glass balustrade and steel steps descending to:

DINING ROOM: 11' 6" x 9' 10" (3.51m x 3.01m) Enjoying a direct, open link with the sitting room and kitchen with casement window range to side and opening to:

SITTING ROOM: 22' 11" x 11' 2" (7.00m x 3.42m) Afforded a triple aspect with picture window to front, side and extended ceiling recessed with a further glass screen providing additional natural light. Stripped wood effect composite flooring throughout, LED spotlights and access to:

KITCHEN: 21' 1" x 12' 8" (x 8' 9") (6.43m x 3.87m (narrowing to 2.69m) An L shaped kitchen fitted with an extensive range of gloss front base units with obscured glass fronted wall units. A double sink unit is set with a splash back panel behind and mixer tap over. Fitted appliances include a Siemens oven with four ring ceramic hob over and extraction above. Additional fitted appliances include a Siemens microwave oven and coffee machine. Space for dishwasher and wine cooler. Panel glazed door to front, three velux windows to side, LED spotlights and tiled flooring throughout. A peninsular unit continues between the kitchen and dining area providing a breakfast bar/seating area.

INNER HALL: 9' 4" x 5' 1" (2.87m x 1.56m) With tiled flooring throughout, door to useful under storage recess and opening to:

UTILITY ROOM: 10' 5" x 7' 9" (3.18m x 2.38m) Fitted with a matching range of gloss fronted wall units with preparation surfaces over

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and tiling above. Stainless steel single sink unit with mixer tap above and space and plumbing for washing machine and dryer. Glass panel door to outside.

First Floor

BEDROOM 2: 15' 2" x 12' 7" (4.64m x 3.85m) With picture window to rear affording an attractive aspect across the rear gardens and stripped wood effect flooring.

GARDEN ROOM: 12' 0" x 9' 10" (3.67m x 3.02m) A versatile room offering excellent potential as a sixth bedroom if so required with picture window to rear, panel glazed door to outside and hatch to loft.

FAMILY BATHROOM: 7' 6" x 5' 11" (2.31m x 1.81m) Fully tiled and fitted with pedestal wash hand basin, bath with both hand held and mounted shower attachments. Wall mounted heated towel radiator and obscured glassed window to side.

Second Floor

BEDROOM 1: 14' 7" x 11' 2" (4.46m x 3.41m) With picture window to front affording an elevated aspect across a dense copse and treetops beyond. Mirror front fitted wardrobe unit and door to:

EN-SUITE BATHROOM: 9' 3" (6' 5") x 8' 11" (2.84m (narrowing to 1.97m) x 2.72m) Fully tiled and fitted with ceramic WC, oval wash hand basin within a glass topped unit, central bath with shower attachments and fully tiled separately screened shower with mounted shower attachment. Velux window to side and wall mounted heated towel radiator.

BEDROOM 3: 9' 11" x 7' 10" (3.03m x 2.39m) With velux window to side.

LANDING (accessed via secondary staircase): With velux window to front and door to:

BEDROOM 4: 14' 9" x 11' 5" (4.5m x 3.5m) Forming part of an extension by the current owner with picture window range to front affording an elevated aspect.

BEDROOM 5: 14' 10" x 11' 5" (4.54m x 3.50m) With picture window to rear with views across the rear gardens. LED spotlights and stripped wood flooring.

SHOWER ROOM: 7' 9" x 7' 1" (2.38m x 2.16m) Partly tiled and fitted with ceramic WC, wash hand basin and fully tiled separately screened shower with shower attachment. LED spotlights, wall mounted heated towel radiator and velux window to rear.

WC: Close coupled w/c and window to side.

Outside

Occupying an elevated setting on Colne Park Road the property is approached via a tarmac driveway on a gradient providing space for approximately five vehicles. Direct access is provided to the:

DOUBLE GARAGE: 23' 2" x 14' 5" (7.07m x 4.41m) With single up and over door to front, light and power connected, workshop area to rear and panel glazed door to outside.

The front gardens are arranged via tiered flower beds with established planting, shrubs and a fence line border.

Gated access opens to the flourishing rear gardens which are awash with colour and benefit from a diverse range of flower beds interspersed by a central expanse of lawn and various walkways. The gardens benefit from a

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substantial outbuilding (requiring renovation) with the gardens continuing beyond via an area of raised beds with silver birch tree and fence line marking the boundary.

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).

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

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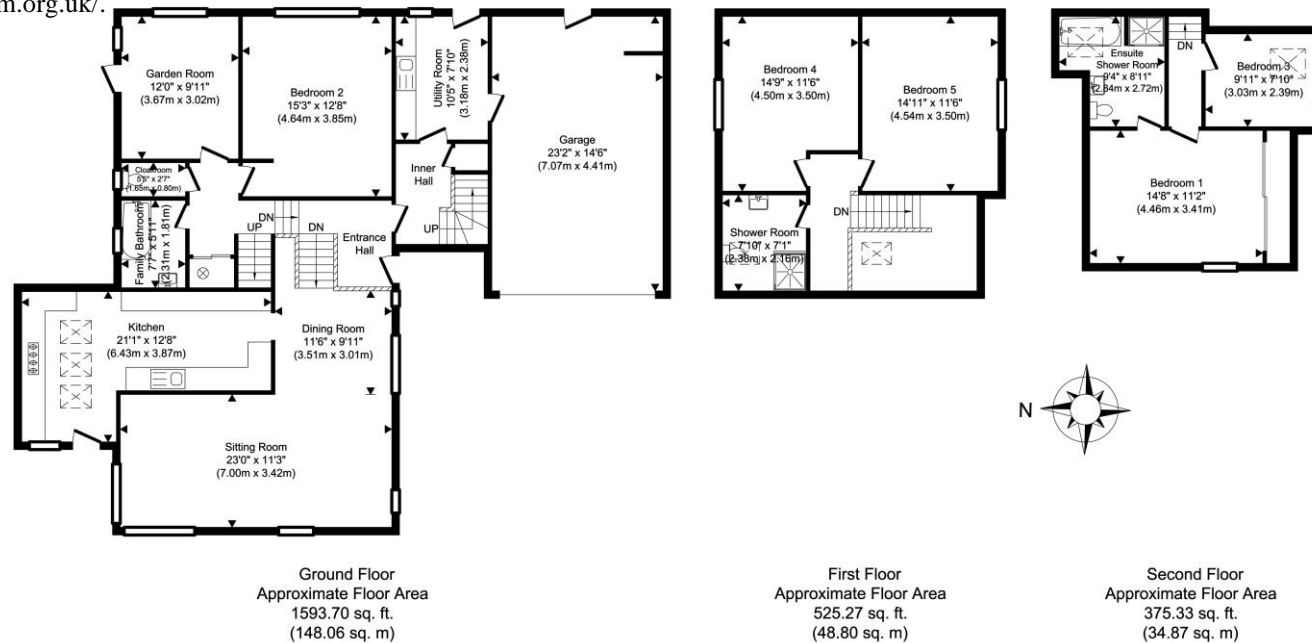
EPC RATING: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: applauded.martini.entire

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB. **BAND:** F.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 2494.32 SQ.FT. (231.73 SQ.M.)

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