



**3 bedroom  
Barn  
Conversion  
located in  
Colchester.**

Guide Price  
**£375,000 - £400,000**

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## FULL DESCRIPTION

### MEASUREMENTS

Ground Floor

Entrance Hall

12' 6" x 8' 10" (3.81m x 2.69m)

Downstairs Cloakroom

Master Bedroom

W.C, wash hand basin, radiator

12' 6" x 9' 2" (3.81m x 2.79m)

Kitchen

En-Suite Shower Room

12' 6" x 12' 6" (3.81m x 3.81m)

W.C, wash hand basin, shower cubicle, radiator

Dining Room

Outside, Garden & Parking

12' 6" x 8' 10" (3.81m x 2.69m)

### THE HOME

First Floor

The property boasts a generous and versatile layout across three floors, with high-quality fixtures and fittings throughout. On the ground floor, there is a welcoming entrance hall that leads to a convenient cloakroom, a dining room that is ideal for entertaining guests, and a modern kitchen-breakfast room that is fully equipped with integrated appliances and ample storage space. The dining room also has a door that opens to the rear garden, creating a seamless indoor-outdoor flow.

First Floor Landing

On the first floor, there is a double bedroom that can be used as a guest room or a home office, and a stunning living room that features a bay window that floods the room with natural light and offers a pleasant view of Abbey Fields. The living room is a cosy and comfortable space to relax and unwind, with a fireplace and a stylish decor.

Reception Room

16' 2" x 12' 6" (4.93m x 3.81m)

Bedroom Three

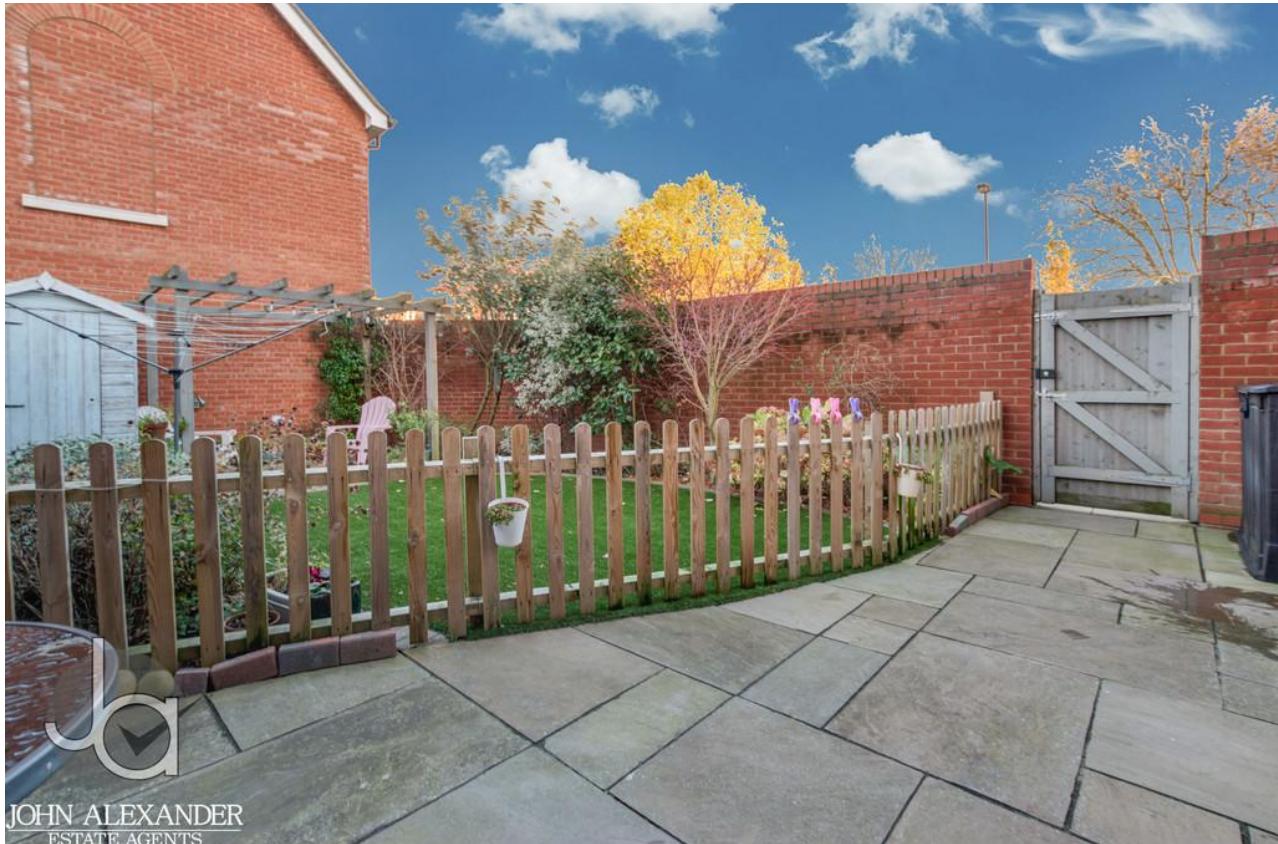
12' 6" x 8' 10" (3.81m x 2.69m)

Second Floor

Second Floor Landing

Bedroom Two

TBC



On the second floor, there are two more double bedrooms, both with fitted carpets and neutral colours. The master bedroom is a spacious and luxurious retreat, with a built-in wardrobe that provides plenty of storage space and an en-suite shower room that is sleek and contemporary. The second bedroom is also a good-sized and bright room, with a window that overlooks the rear garden. The family bathroom is also located on the second floor, and it is a modern and spacious room that features a bath, a shower, a sink, and a toilet. The property also benefits from a private and enclosed rear garden that is a lovely outdoor space to enjoy. The garden has a large patio area that is perfect for al fresco dining and barbecues, and a lawn area that is surrounded by a picket fence and a brick wall. The garden also has a pergola that adds a touch of charm and character to the space, and it can be used to hang plants or lights. The property also has parking space for two cars at the back of the property, which can be accessed via a gate.



DIRECTIONS

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