



EH

EXQUISITE
HOME

Elegantly Appointed...

To the north of the city, just off the A134 and close to Highwoods Country Park and the hospital is this smart family home on a quiet cul de sac, built in 2003. The present owners bought it as soon as it was built, attracted by its L-shaped layout, utilising space efficiently, its proximity to one of the best schools in Essex, the villagey feel of the development and its excellent location. Since moving in, they have redecorated to a very high standard using Laura Ashley paint, converted part of the double garage into a home gym, boarded out the loft and had the garden levelled and improved. There is a parking space by the garage and enough room for a couple more cars on the road outside. The front door opens into the light filled and welcoming entrance hallway with its wooden floor, understairs cupboard and stylish feature wall in cream and grey wallpaper. To the left is the dual aspect dining room with its on trend pendant lighting over the dining room table and feature wall in Laura Ashley wallpaper. A warm and welcoming room, the owners have lovely memories of many happy family Christmases, New Year celebrations and children's birthday parties. Ten people can sit around the table and it is the perfect size for any kind of socialising or everyday family meals. Next door is the study with its feature wall in grey and cream Laura Ashley wallpaper, ideal for anyone who needs to work from home. The attractive dual aspect living room has a handsome fireplace with an electric wood burner and a pair of double doors opening out on to the garden. The owners have wonderful memories of Christmas celebrations with the tree in the corner and the family opening presents. It is a versatile and much-loved space. The integrated garage has power and light and is currently used as a home gym and storage.

The attractive, contemporary kitchen leads off from the right of the entrance hallway. It too benefits from a pair of double doors out to the garden. With its pale birch units, integrated double electric oven and dishwasher, gas hob, extractor hood and mosaic wall tiles, it has space for a table and chairs, ideal for breakfasts, kitchen suppers and relaxed entertaining. An arch leads to the utility room which has plumbing for a washing machine and completes the ground floor accommodation.





Beautiful First Floor..

The tasteful and immaculate décor continues as the staircase rises to the first floor. The principal bedroom has a built in cupboard and a smart en suite shower room with glossy pale grey subway tiles and a walk in shower. The second bedroom also has a shower room, making it an ideal guest suite. The third bedroom is dual aspect and the fourth, a small double, is currently being used as a home office. With its attractive feature wallpaper in green and cream, it has been used in the past as a child's bedroom and a beauty room for a home business. The crisp, contemporary three piece family bathroom has a bath with shower over, a black and white chequerboard floor and grey and black mosaic tiling detail on a crisp white background.



LOCATION

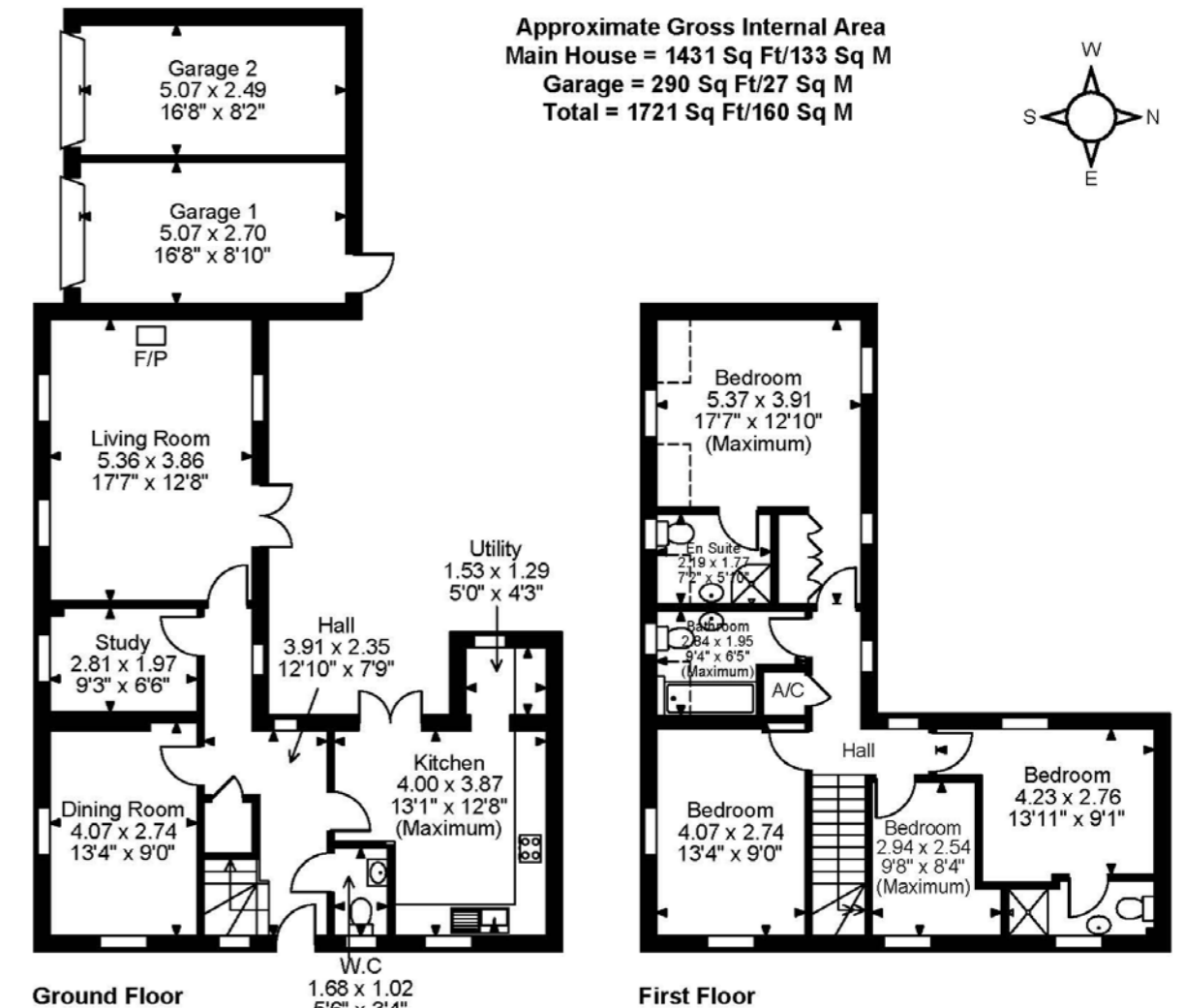
The pretty garden has two seating areas, one on slightly raised wooden decking and the other a patio in resin paving under a pergola, over which, if desired, colourful and fragrant plants as wisteria, clematis and rambling roses could be trained. The rest of the garden is laid to astroturf, easy to maintain and the perfect space for family barbecues and relaxed entertaining. With the astroturf and resin paving, there is no danger of mud being tracked through the house by children or dogs.

On a quiet and friendly development with a real community feel, off street parking, a fantastic location to the north of Colchester, a variety of delightful walks into the countryside, excellent transport links and an immaculate and versatile interior, this smart and much-loved family home is simply waiting for the next stage in its journey.

Colchester, in northeastern Essex, is thought to be the UK's first city, built as "Camulodunam" in Roman Britain. Sitting on the River Colne, it has a magnificent eleventh century castle, a number of open green spaces, plenty of amenities and excellent travel links. One of its most interesting parts is the Dutch Quarter near the city centre, with most of its buildings dating back to Tudor times. There are a number of museums, art galleries, two theatres and an arts centre. There are plenty of sports facilities, schools, shops, cafes and restaurants and Colchester is a fast-growing, vibrant community. Transport links are excellent with the A120 and A12 connecting it to Chelmsford, Ipswich and London while the Great Eastern Main Line railway has regular trains running into London Liverpool Street. Stansted airport is also an easy journey away. Since acquiring city status, Colchester has been investing in itself. The Northern Gateway is currently being constructed and there is a new complex with a mile and a half of cycle track, BMX track, rugby and hockey pitches, a cinema complex and a variety of restaurants, ideal for young and growing families.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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