



Fortius Mews | Colchester | CO4 5YU

FINE & COUNTRY

SELLER INSIGHT

“Nestled in a tranquil private estate in Colchester, our beautiful, detached house has been a cherished home for our family of five and our pets for the past seven years. As our children have grown, we've decided to move further into the countryside, but leaving this house behind won't be easy.

One of the standout features of this house is its unique design, highlighted by an open stairwell ascending two flights of stairs and crowned by a skylight. The master bedroom is our favourite; it's light and airy with double French doors opening onto a large terrace-perfect for relaxing mornings and balmy evenings with a glass of wine. The terrace is the size of the double carport below and offers a lovely view of the landscaped garden. The en-suite bathroom adds to the master bedroom's appeal, and with four bathrooms in total, our family of five never struggled with morning routines.

The downstairs bathroom conveniently doubles as a utility room, designed to fit both a washer and a dryer, and houses the boiler. The garden, which we had landscaped to evoke a zen Japanese garden, has been a delightful space for family gatherings, barbecues, and cosy campfire nights under the twinkling fairy lights. The garden includes a large shed, discreetly tucked away to maximize space.

Inside, the house boasts modern décor and conveniences, including Emma Shiple designer wallpaper, a gas fire, an in-built tall fridge freezer, and inbuilt wardrobes in two of the bedrooms. The entire house is fully central heated with gas and electric, fully insulated, and fully double glazed. At just 11 years old, everything feels modern and is in excellent working order. We put new carpets and oak-finish vinyl flooring into the entire house a year ago but haven't needed to make any other major alterations. The house has FTTP (Fibre To The Premises) broadband with 1GB download speeds and is equipped with solar panels that provide a cash return every three months.

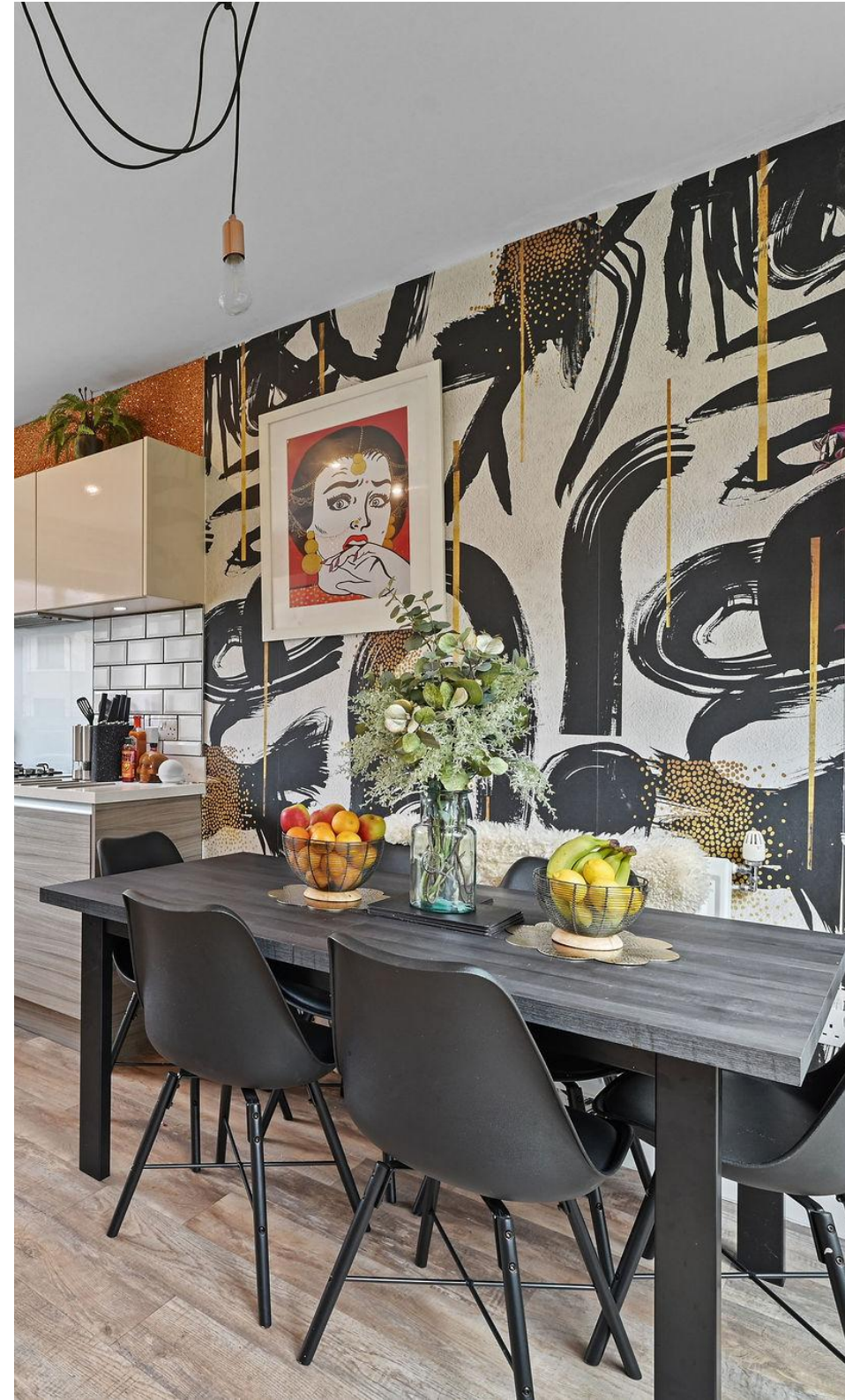
Living in this quiet neighbourhood has been a joy. We have very friendly neighbours on all sides, and as it's a private estate, there is no through traffic, making it safe and peaceful. Our children play outside with their friends, and there's a strong sense of community, supported by our neighbourhood WhatsApp and Facebook groups and neighbourhood watch scheme. In the evenings, there is near-perfect silence.

The location is also incredibly convenient. A five-minute walk takes you to Colchester football stadium, home of Colchester United, which also hosts concerts and events. A brand-new entertainment complex has just opened there too, featuring bowling, a cinema, restaurants, coffee shops, a hotel, and kids' activities. There's also a David Lloyd gym with tennis courts, and the Northern Gateway Leisure Centre with rugby and football pitches, a cycling track, sports facilities and clubs, and a spa. All of the essentials are around the corner with a BP petrol station, an M&S, a McDonald's, and a Wendy's drive-thru just a two-minute drive. Additionally, a new Sainsbury's Local is a two-minute walk from the house and located next to Camulos Academy primary school and a new nursery. The highly rated Gilbert Secondary School, attended by our children, is within the catchment area and only a ten-minute walk or a two-minute bike ride.

Nature lovers will appreciate the proximity to Highwoods Country Park. Just a one-minute walk from the back of Rosewood, you'll find yourself in Squirrel's Field, perfect for dog walks and leisurely strolls through the woods to a scenic fishing lake. The Highwoods Tesco Superstore and petrol station are a five-minute drive away, and the journey into Colchester town centre takes just ten minutes. Commuters will find Colchester North Station particularly appealing, with regular trains to Liverpool Street taking only 47 minutes.

This house is perfect for a family, with the flexibility to use one of the bedrooms as a home office, room for two cars in the carport and two additional dedicated parking spaces outside. This modern and well-cared for home offers both charm and practicality.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

THE PROPERTY

Nestled in a tranquil and sought-after location, this exquisite four-bedroom detached family home offers an exceptional living experience. Situated on the esteemed Crest Nicholson Development to the North of Colchester, this property boasts a prime position with easy access to the A12, General Hospital, and North Station. With its light and airy accommodation spread over three floors, this home offers a perfect blend of elegance and practicality.

The ground floor welcomes you with a spacious entrance hallway, leading to a utility/cloakroom and a generously sized lounge adorned with dual aspect windows. The high-specification kitchen/diner is a true culinary haven, complete with integrated appliances, ample storage, and a charming dining area.

The first floor comprises a family bathroom and three well-proportioned bedrooms, including the master bedroom with an en-suite and a private roof terrace, perfect for relaxing and enjoying the views. The top floor features a large double bedroom with an additional en-suite, providing a private retreat for guests or family members.

This property offers ample parking with a secure gated double carport and additional parking for two vehicles. The courtyard-style rear garden provides a peaceful sanctuary, while a wooden shed offers convenient storage space. Fully enclosed by wooden panel fencing, the garden offers privacy and security, with gated access to the carport.

With its proximity to local schools, shops, and amenities, as well as easy access to major transport links, this property truly offers the best of both worlds. An early viewing is highly recommended to fully appreciate the exceptional quality and elegance this home has to offer.





STEP OUTSIDE

LOCATION

Mile End offers a wonderful balance of convenience and tranquillity. Situated just a short distance from the vibrant city centre of Colchester, residents can enjoy easy access to a wide range of amenities while still enjoying a peaceful suburban lifestyle.

One of the key attractions of Mile End is its proximity to excellent schools and educational institutions. Families with children can benefit from a variety of reputable primary and secondary schools in the area, ensuring a quality education for their little ones.

For those who enjoy an active lifestyle, Mile End has plenty to offer. The district is home to several parks and green spaces, providing a perfect setting for leisurely walks, jogging, or picnics with family and friends. Additionally, there are sports facilities nearby, including gyms and sports clubs, where residents can engage in various activities and stay fit.

Mile End also benefits from excellent transport links. The district is well-connected to Colchester town centre and other parts of the city through a network of bus routes. Additionally, the nearby Colchester North train station provides direct access to London Liverpool Street and other major cities, making commuting a breeze for those who work or study in the capital.

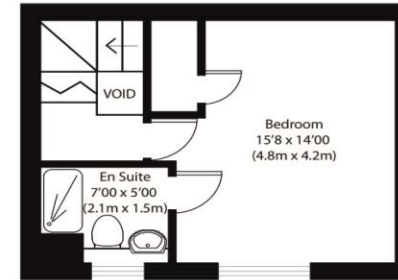
When it comes to amenities, Mile End has a range of options to cater to residents' daily needs. There are supermarkets, local shops, and convenience stores within easy reach, ensuring that you have everything you need just a stone's throw away. For a wider selection of shopping and entertainment, the bustling town centre of Colchester is just a short drive or bus ride away.

Mile End offers the best of both worlds - a peaceful suburban environment with easy access to all the amenities and attractions of Colchester. Whether you're a family looking for excellent schools, an outdoor enthusiast seeking green spaces, or a commuter in need of convenient transport links, Mile End has something for everyone.

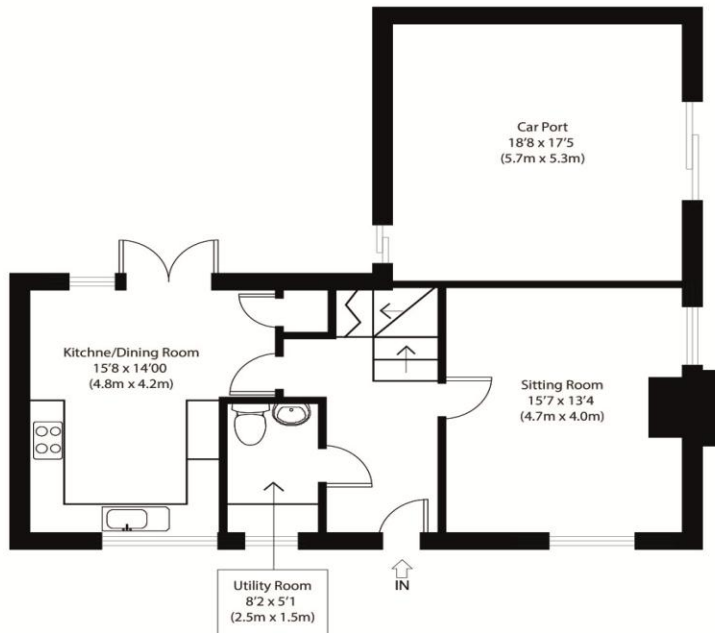

Approximate Gross Internal Area
2115 sq ft (Including Car Port) (196 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

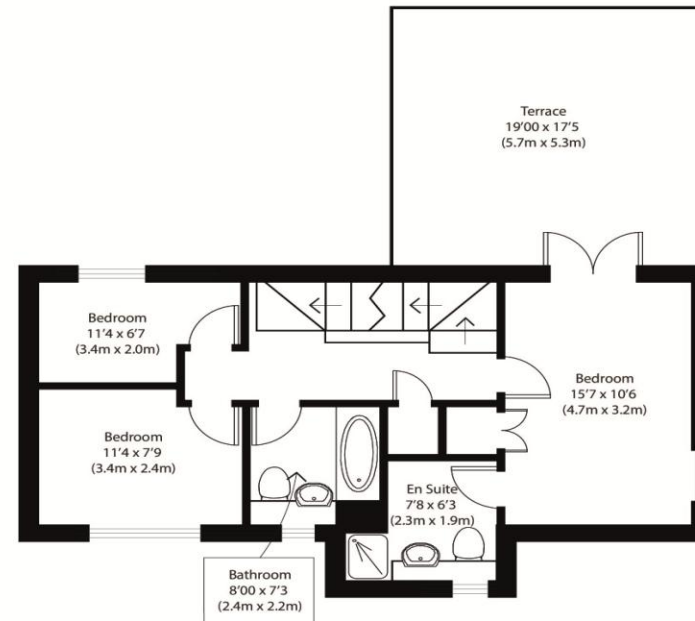
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Second Floor



Ground Floor



First Floor

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd.



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