



11 FERNLEA,

COLCHESTER, ESSEX CO4 5UA

**NP** NICHOLAS  
PERCIVAL

Situated in the popular Braiswick area of Colchester is this three / four bedroom extended family home comprised of a sitting room, garden room, dining room, kitchen, en-suite to main bedroom, family bathroom and cloakroom.

Ample parking is provided via a block paved driveway in addition to the garage. There is a neatly landscaped, enclosed, rear garden and the property is conveniently located within walking distance to the mainline railway station.

Tenure Freehold | Gas Central Heating | EPC D | Council Tax Band D



## Property

Situated on a quiet turning in the popular Braiswick area of Colchester is this three / four bedroom family home.

On entry to the property, the porch provides useful space for the storage of coats and shoes. The hallway allows access to the sitting room with a gas fire set within an attractive stone surround. The sitting room leads through to the garden room (one of three extensions added by the present owners), with French Doors to the outside.

There is a spacious dining room to the front of the property with the kitchen to the rear.

The kitchen provides space and plumbing for a free standing dishwasher, tumble dryer and

washing machine. There is also space for a free standing fridge / freezer. There is an integrated NEFF hob, integrated double oven that doubles as a microwave and extractor hood. Under cupboard lighting. Ample storage is provided by a good array of cupboards (one of which houses the gas boiler) and drawers (in the shaker style), all set within an attractive granite worksurface. There is a breakfast bar that provides space for informal dining.

The cloakroom completes the ground floor accommodation and is comprised of a toilet and handbasin.

Ascending the stairs to the first floor, the main bedroom (to the front of the property, and with ample built in storage) is accessed via the

fourth bedroom, which is presently used as a nursery, though would make a useful dressing room as part of the main bedroom suite. The accompanying en-suite is comprised of a double shower, handbasin with vanity unit, toilet and heated towel rail.

Bedroom two is a double, (to the front of the property), with two built in wardrobes, and bedroom three is a good size single, again with built in storage.

The family bathroom completes the internal accommodation and is comprised of a bath with shower screen and mixer hose attachment, pedestal handbasin, toilet and heated towel rail.

## Outside

To the front of the property there is a well maintained garden, and adjacent to the house there is a single garage with power and light connected. There are also three off-road parking spaces upon the block paved driveway. There is gated access to the enclosed, neatly landscaped rear garden. To the rear of the garden there is a seating area providing an excellent space for relaxation and the entertainment of family and friends. The garden itself is mainly laid to lawn with mature beds and borders to the sides.



## Situation

Fernlea is located in the popular area of Braiswick, Colchester. Braiswick Primary School (within walking distance) was rated as 'Good' in the most recent Ofsted report as was the local secondary school. The property is also within walking distance of Colchester train station with journey times to London being under one hour, and close to the popular Colchester Golf Club. The A12 is easily accessed as is the attractive Dedham Vale and Stour Valley offering ample opportunities to relax and enjoy the beautiful rolling countryside of North Essex and South Suffolk. The city of Colchester itself benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre.

## Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





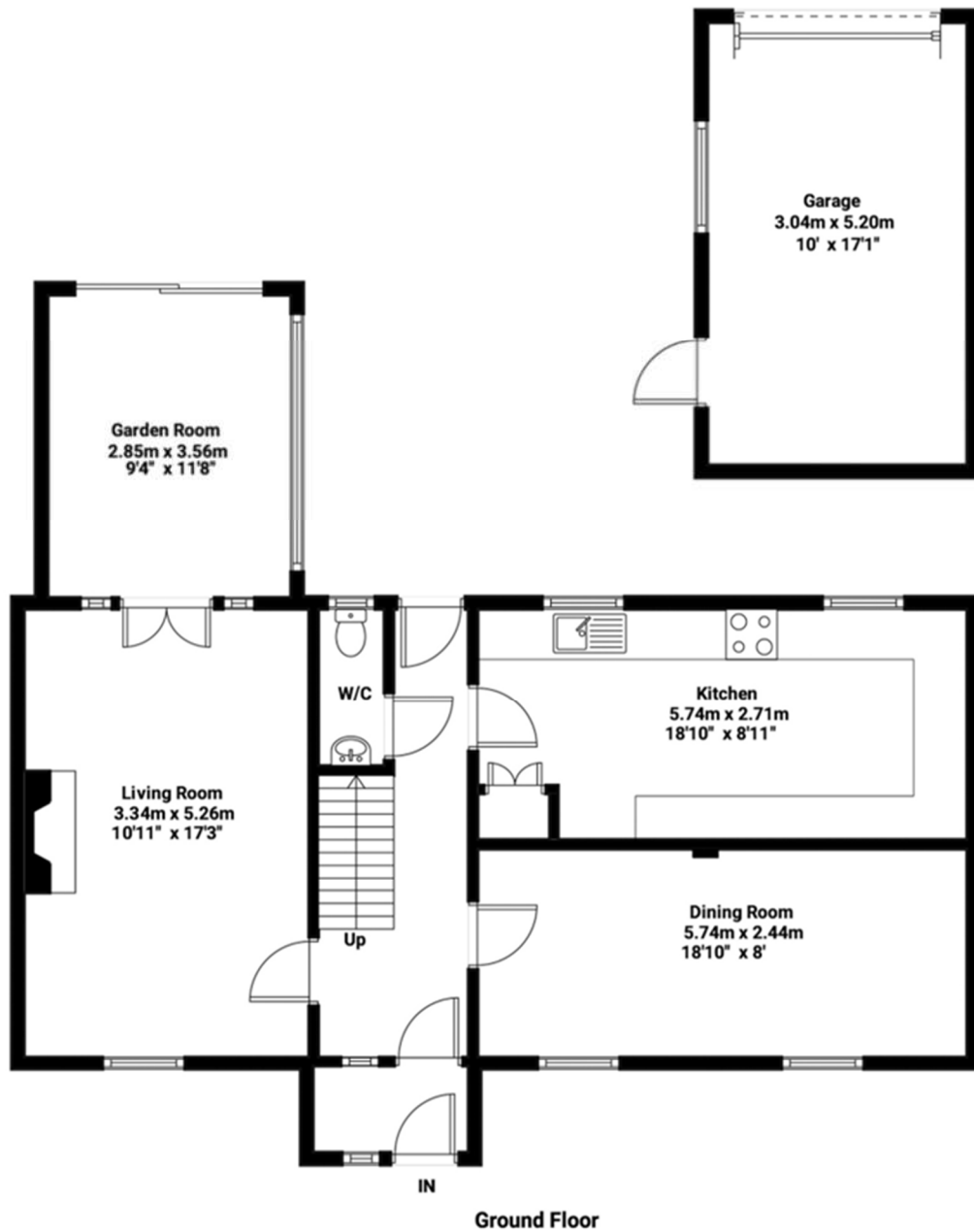
**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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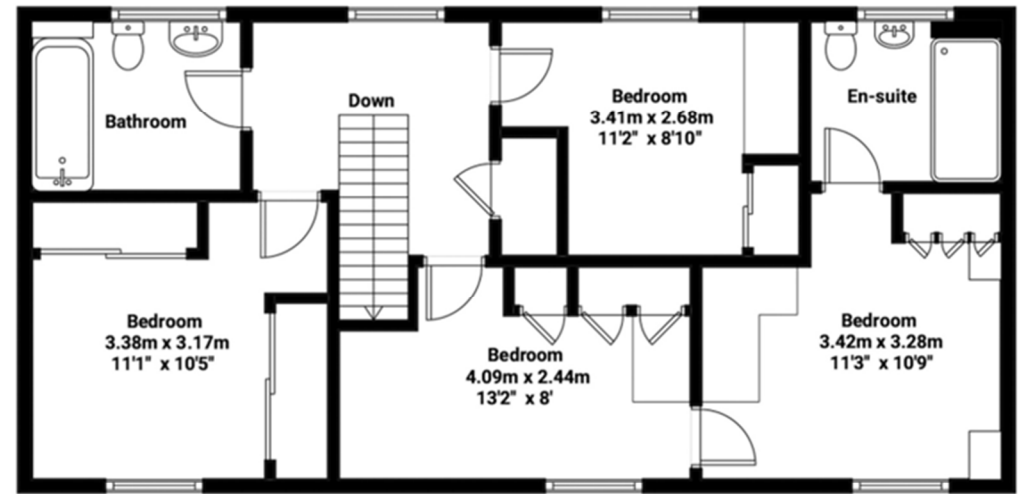
NICHOLAS PERCIVAL are proud to be members of;







**TOTAL APPROXIMATE FLOOR AREA:**  
**1492.8 sq ft (138.69 sq mt)**  
**House : 1322.7 sq ft (122.88 sq mt)**  
**Garage: 170.2 sq ft (15.81 sq mt)**



**First Floor**

