



Shady Place, 31 Welshwood Park Road, Colchester, CO4 3HZ





An architect designed, beautifully appointed 4 bedroom detached house occupying delightful gardens extending to a 1/3 of an acre in the lightly wooded location of Welshwood Park.

The house has been extensively extended and remodelled to form a highly individual bespoke home in this most sought after address. Extreme attention to detail has been put into the property including Andersen oak sash windows and American red oak flooring.

4 bedrooms, 4 bathrooms, 5 reception rooms, 1/3 of an acre

A spacious reception hall has an oak turning staircase leading to the first floor accommodation and a double door shelved cupboard.

At the front of the property is the main living space divided into three sections with a family room with double glazed oak French doors leading out to the gardens, wooden flooring and glass ceiling canopy. A small low level divide separates the area from a breakfast room again enjoying wooden flooring, a glass canopy and corner contemporary feature fireplace. There is ample space for a table and the room flows through to the kitchen which has been comprehensively fitted with granite work surfaces with cupboard and draw units under and skirting plinth with lighting over Karndean flooring. There is a 1½ bowl sink with spray tap and grooved drainer whilst built-in appliances include a Miele induction hob with stainless steel and glass extractor hood above, three Miele built-in ovens, integral Miele dishwasher and wine fridge. There is an American style fridge/freezer and central granite topped island with cupboards, draws and wine racks beneath. The room also has a full height double glazed sash window leading up to the first floor.

Leading through from the kitchen is a large walk-in cloaks cupboard with shelving and hanging space as well as a cloakroom with toilet and hand wash basin. The utility room is comprehensively fitted with roll top work surfaces with matching upstand, integrated Miele freezer, ceramic 1½ bowl, sink and drainer unit with plumbing for a washing machine and ample storage. A door leads out to the garden.

There are two further reception rooms, both leading off the hall with double doors leading through to the dining room with wooden flooring and a beautifully appointed hand built study with a range of built-in oak office furniture and desk along the main wall.

On the ground floor are two of the four bedrooms, both found at the rear of the property having a range of built-in bedroom furniture to each room as well as French doors leading out to the gardens.

Both rooms have ensuite facilities with tiled shower cubicle, vanity unit wash hand basin, toilet and heated towel rail.

Stairs lead up to the spacious first floor landing with an area for furniture. There is a large airing cupboard with automatic light and also housing the Glow Worm gas fired boiler.

At the rear is an extremely spacious sitting room, a magnificent room with oak flooring, double glazed French door to Juliette balcony, enjoying views over the gardens to the countryside beyond and feature lighting including LED downlighters.

At the front of the property is the master bedroom again with oak flooring and French doors. The room has built-in Sharps wardrobes along one wall and an ensuite with Karndean flooring, a long vanity unit with wash hand basin and ample storage cupboards under and a range of matching wall mounted cupboards with mirror, low level wc and walk-in shower area with curved glass screen and heated towel rail.

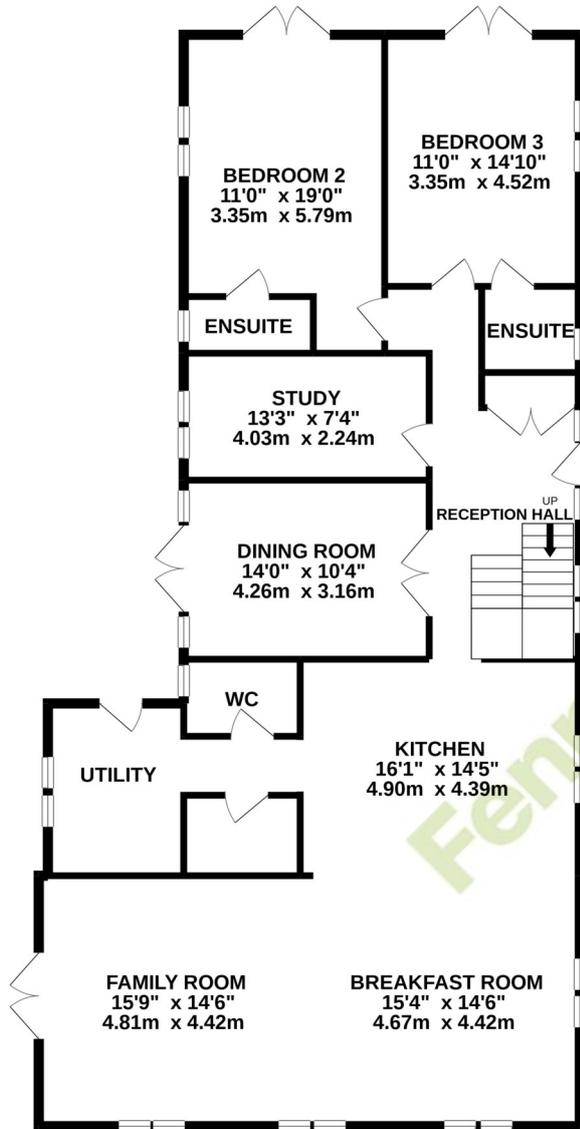
There is a further double bedroom with a range of built-in bedroom furniture along one wall, whilst adjoining is the main family bathroom with Karndean flooring with double ended bath with independent shower above, pedestal wash hand basin and toilet. There is also a useful shelved cupboard for toiletries.



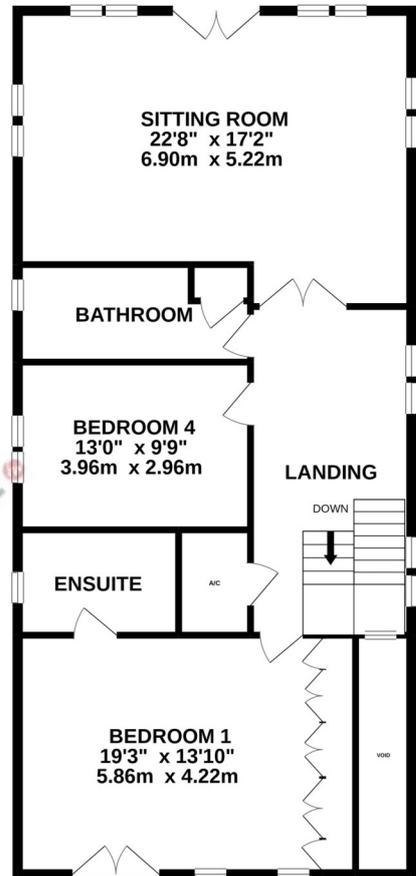


Plans

GROUND FLOOR
1637 sq.ft. (152.1 sq.m.) approx.



1ST FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



SHADY PLACE, 31 WELSHWOOD PARK ROAD, COLCHESTER

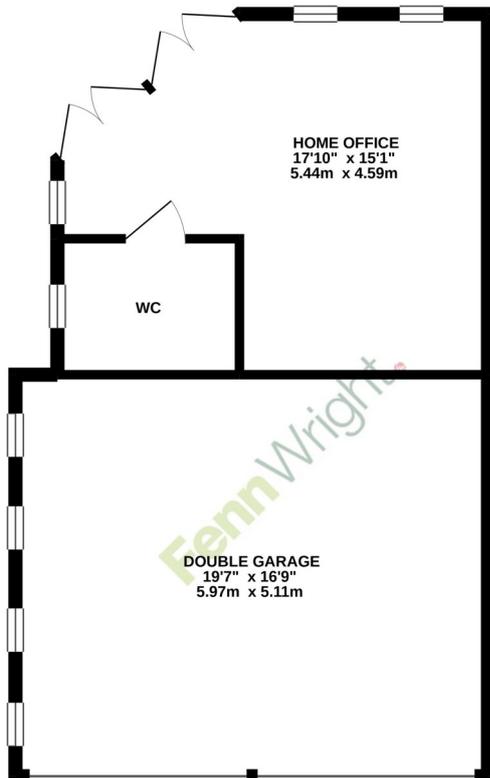
TOTAL FLOOR AREA : 2769 sq.ft. (257.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



GARAGE AT WELSHWOOD PARK ROAD, COLCHESTER

TOTAL FLOOR AREA: 574 sq. ft. (53.3 sq. m.) approx.
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At the front of the property are established lawns with mature trees and a natural sandstone block drive with turning/parking area which could easily accommodate 8+ cars, leading down to a gate and beyond to the side of the property through the covered porch to a detached double garage (19'7" x 16' 9") with two electric roller doors, power and light connected and LED down lighters. At the rear of the garage is a home office (17'10" x 15'1" maximum) with oak flooring, power and light connected, electric heating and two sets of double glazed French doors overlooking the gardens. The garage has a tiled floor, a cloakroom with toilet and wash hand basin and is fully insulated.

At the side of the property are circular lawns with shrub and oak trees with further patio area and decking area housing a hot tub available by separate negotiation. The area is enclosed by close boarded fencing whilst to the rear of the property are further circular lawns and a paved patio with shrub borders, part covered entertainment deck with power and light connected, found at the rear of the garden with a couple of mature established oak trees. In total the plot extends to approximately a 1/3 of an acre.







Location

Welshwood Park is on the north eastern outskirts of Colchester, where the edge of town meets the countryside. The road is well known for its beautiful established houses, set well back along a wide tree lined road that forms a cul-de-sac. Located nearby is the local primary school, further secondary schooling as well as a Waitrose Supermarket. There is straightforward access from the area along St John's Road to Highwoods, the business parks and access up to the A12.

Colchester has an excellent range of schools with the town centre offering an excellent range of shops, bars, restaurants as well as two multi-screen cinemas, two theatres and the First Site Art Gallery.

For the commuter, the mainline station is only a short distance away with services to London Liverpool Street.

Directions

From Colchester proceed north along the Ipswich Road, on reaching the Rovers Tye roundabout take the 3rd exit into St John's Road and proceed to the very end. At the mini roundabout turn left and Welshwood Park Road will be seen as the second turning on the right hand side with Shady Place found towards the end on the left.

Important information

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

Council Tax Band - F

EPC - C

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.



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