

## Woodlands

Welshwood Park, Colchester

Guide Price

£550,000 - £575,000



### Beautiful Property Set in 1/3 Acre Plot

Four Bedrooms | Large Lounge and Separate Dining Room | Beautiful 1/3 Acre Plot | Double Garage | Study | Highly Desirable Location & Position | Backing On To Woodland

Residing on an approximately 1/3 Acre in one of Colchester's most desirable postcode is this substantial detached house. The property enjoys three reception rooms, large kitchen and utility room, four good size bedrooms with modern en-suite to the master and family bathroom.

The plot has been attractively landscaped by the current vendor and enjoys many fine features with the additional benefit of backing and siding on to Welshwood Park providing attractive and peaceful surroundings.

Ideally located on the northern outskirts of Colchester, the property affords excellent access to Colchester General Hospital, A12, and comprehensive local amenities. We strongly recommend an early viewing to avoid disappointment.





**ENTRANCE PORCH**

Quarry tile flooring, radiator, door to:

**LARGE ENTRANCE HALL**

Stairs rising to first floor accommodation, two radiators, built in storage cupboard, doors to:

**STUDY/OFFICE 10'2 x 7'4**

Radiator, spot lighting, double glazed window to front aspect.

**SITTING ROOM 20'6 x 11'4**

Feature fireplace with fitted gas fire, two radiators, double glazed window to front aspect, double glazed patio doors to rear aspect.

**DINING ROOM 12'9 x 11'7**

Coved ceiling, radiator, double glazed window to rear aspect.

**KITCHEN/BREAKFAST ROOM 17'3 x 12'9**

Coved ceiling, range of eye level units and glazed display cabinets with matching cupboards and drawers below, marble effect work surfaces, integrated induction hob, integral double eye level oven, one and half sink with mixer tap, tiled splash backs, tiled flooring, double glazed window to rear aspect, radiator, door to:

**UTILITY ROOM 12'9 x 7'5**

Fitted work surface with stainless steel sink and cupboards below, walk in double pantry, wall mounted boiler, ample appliance space, radiator, tiled flooring, internal door to double garage, double glazed window and door to side aspect.

**GROUND FLOOR CLOAKROOM**

Radiator, low level WC, wash hand basin, ceramic tile flooring.

**FIRST FLOOR ACCOMMODATION**

**LARGE LANDING**

Radiator, two double glazed windows to front aspect, doors to:

**MASTER BEDROOM 15'2 x 11'7**

Coved ceiling, range of fitted wardrobes, radiator, double glazed window to rear aspect, door to:

**EN-SUITE**

Modern fitted bathroom with white suite comprising corner bath, fully tiled shower cubicle, low level W/C, wash hand basin, chrome effect heated towel rail, tiled walls and flooring.

**BEDROOM TWO 12'5 x 8'9**

Coved ceiling, double fitted wardrobe, radiator, double glazed window to rear aspect.

**BEDROOM THREE 10'9 x 8'8**

Coved ceiling, radiator, double fitted wardrobe, double glazed window to front aspect.

**BEDROOM FOUR 9'6 x 9'4**

Coved ceiling, double fitted wardrobe, radiator, double glazed window to rear aspect.

**FAMILY BATHROOM**

Modern Fitted suite comprising bath with mixer tap and shower fitted over, low level W/C, wash hand basin, chrome effect heated towel rail, tiled walls and flooring.























**OUTSIDE & GARDENS**

The property is approached via a large block paved drive affording ample off road parking and bordered with a variety of mature and established trees. There is also access to the double garage which has both power and light and two up and over doors

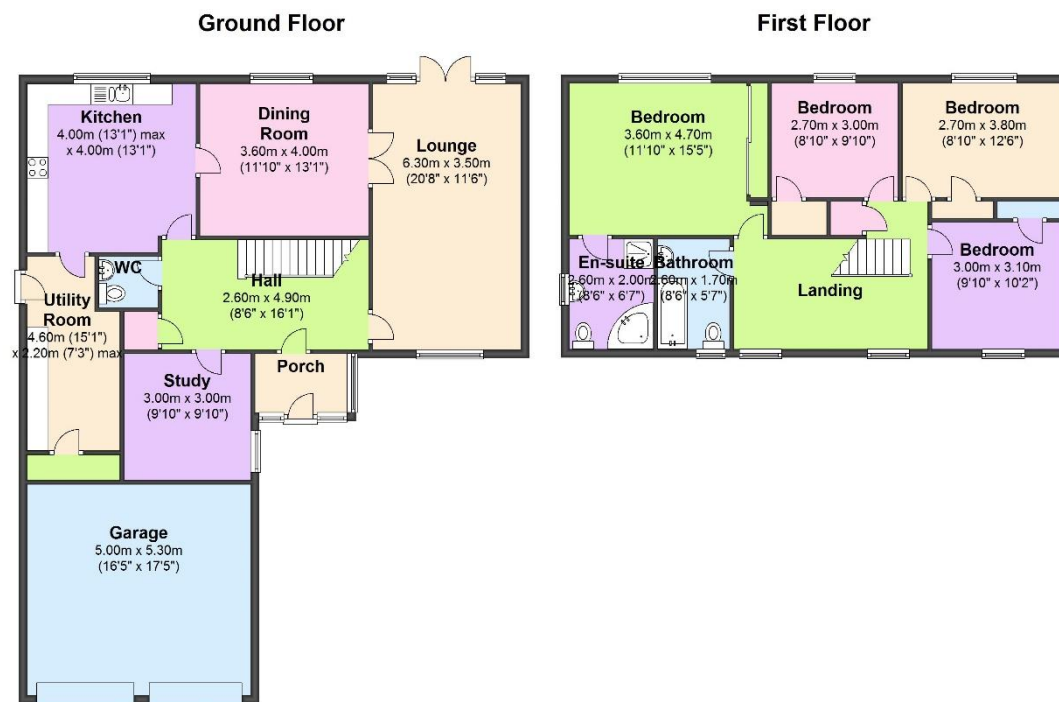
The rear gardens have been attractively landscaped and now feature a variety of block paved terraces inset with a feature pond, bridge and rockery. There is generous size and well maintained lawn which feeds in to the remaining gardens which feature a variety of mature trees, shrubs and flowers which blend seamlessly in to the woodland beyond.

There is a path and gate to both sides of the property giving access to front and rear gardens and a personal door to the double garage.

**LOCATION**

Woodlands is situated just off Welshwood Park on the northern outskirts of Colchester and therefore gives excellent access to the Mainline Railway Station, Colchester General Hospital and the A12 trunk road. Close by are well regarded primary and secondary schools and four large supermarkets are just a short drive away with more local shops just a short walk away.

The Town Centre is approximately a five minutes drive away and features a comprehensive range of shopping and leisure facilities.



Agents Notes: Some photographs were provided by the vendor and taken in May of 2007. These property particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate.