



## East Dene, Grove Hill, Dedham, Colchester, Essex. CO7 6DX.

'East Dene' - An elegant, charming detached country cottage located on Grove Hill in the highly sought after Dedham Vale area of outstanding natural beauty with the beautiful North Essex countryside a few moments away. This extended home offers generous accommodation throughout - boasting over 2200sqft in total. The countryside north of Colchester is perfect for relaxed days out. A designated Area Of Outstanding Natural Beauty, the Dedham Vale provides miles of walks amongst 'Constable Country' - an incredible backdrop of natural woodland, picturesque waterways and tranquil pastures, with the nearby villages hosting a charming variety of quality pubs as well as high-class eateries like Le Talbooth and Milson's. With the A12 on your doorstep, you couldn't be better positioned for journeys to all major destinations in the region.



- Extended Country Home
- 2200 Square Feet Of Accommodation
- Two Generous Reception Rooms
- Kitchen/Breakfast Room
- Five Sizeable Bedrooms
- En-Suite Shower Room, Family Four Piece Bathroom And Downstairs Cloakroom
- Good Size Rear Garden
- Front Driveway, Private Rear Drive And Garage
- Highly Sought After Dedham Vale Location



# Property Details.

## Ground Floor

### Entrance Hall

UPVC part glazed entrance door to hall, stairs to first floor, under stairs storage cupboard, cupboard housing hot water cylinder, wooden laminate flooring, radiator.

### Cloakroom

Low level WC, wash hand basin, cupboard housing floor mounted boiler, half tiled walls.

### Living Room



4.7m x 5.92m (15' 5" x 19' 5") With double glazed windows to side and rear and French doors to front, feature brick fireplace with inset log burner, two radiators, wooden laminate flooring,

### Dining Room



3.43m x 5.72m (11' 3" x 18' 9") Two UPVC windows to front and French doors to side, wooden laminate flooring, open to:

### Kitchen/Breakfast Room

## Kitchen



2.77m x 03.94m (9' 1" x 12' 11") UPVC window to front, range of base and eyelevel units with granite work surfaces over, inset stainless steel sink unit with spray mixer tap and tiled splash backs, integrated dish washer and space for electric range cooker, tiled flooring.

## Breakfast Room



3.4m x 3.78m (11' 2" x 12' 5") UPVC window to rear, breakfast bar, Space for American style fridge/freezer, radiator, wooden laminate flooring.

## Utility Room

2.74m x 2.97m (9' 0" x 9' 9") UPVC window to rear and door to side, range of base and eye level units with work surface over, inset one and a half bowl ceramic sink unit with mixer tap, tiled splash backs, space under counter for washing machine, tumble dryer, fridge or freezer, radiator, tiled flooring.

## First Floor

### Split Level Landing

UPVC window to rear, loft access, built in storage cupboard, radiator.



# Property Details.

## Master Bedroom



4.7m x 4.17m (15' 5" x 13' 8") UPVC windows to front and side, double built in wardrobes, radiator, wooden laminate flooring.

## EnSuite



UPVC obscured window to rear, low level WC, table top mounted wash hand basin, large walk in shower cubicle with rain shower above, heated towel rail, shaving point, fully tiled.

## Bedroom Two

2.8m x 4.47m (9' 2" x 14' 8") UPVC windows to rear and side, built in wardrobe, radiator, wooden laminate flooring.

## Bedroom Three

2.82m x 4.52m (9' 3" x 14' 10") UPVC window to front, double built in wardrobes, radiator, wooden laminate flooring.

## Bedroom Four

2.5m x 2.82m (8' 2" x 9' 3") UPVC window to rear, radiator.

## Bedroom Five/Study

2.64m x 3.5m (8' 8" x 11' 6") UPVC window to front, radiator, wooden laminate flooring.

## Family Bathroom



UPVC obscured window to rear, low level WC, vanity wash hand basin with storage under, shower cubicle with shower over, freestanding roll top bath with mixer tap, shaver point, radiator, wooden laminate flooring.

## Outside and Gardens

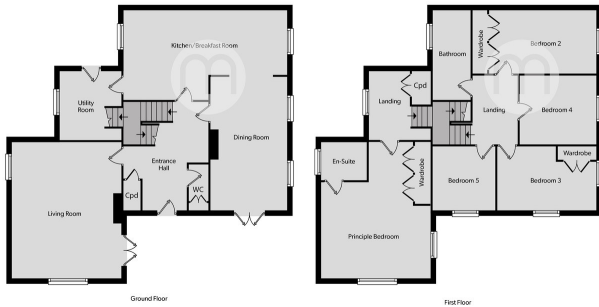


This beautiful property sits on a generous plot with shingle driveways to front and rear leading to detached garage with up and over door power and light connected, curtesy door to garden.

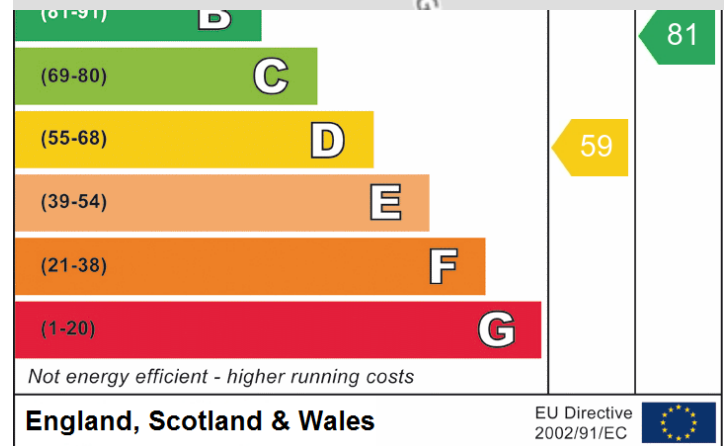
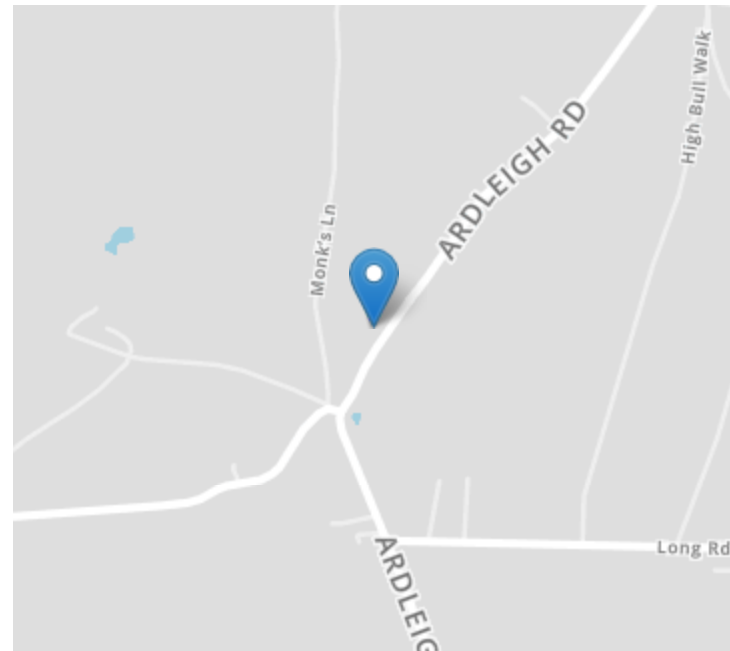
The gardens are mainly laid to lawn with patio area perfect for entertaining, mature shrubs and trees, with rear gated access all enclosed by fencing.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.