



The Lilacs, Westwood Hill, Braiswick, Colchester, Essex. CO4 5BN.

****Guide Price £875,000 - £900,000**** Nestled within the picturesque community of Westwood Hill in the highly sought-after Braiswick area, 'The Lilacs' exudes timeless elegance and modern comfort. This stunning four bedroom detached family residence not only boasts 3358 SQFT of accommodation, but also offers a harmonious blend of stunning architecture and contemporary living, making it a truly exceptional place to call home. A desirable postcode location, neighboured by a handful of handsome detached residences, it offers first class living to the highest of standards. As you approach 'The Lilacs' you'll be immediately captivated by its charming façade. The house stands tall amidst beautifully manicured gardens, featuring a variety of flowering plants and mature trees. The grandeur of this property is evident from the moment you arrive.



- A Substantial Four Bedroom Detached Family Home Boasting 3358 SQFT
- Nestled Within One Of Colchester's Most Desirable Districts, Braiswick
- A Short Distance From Colchester's Mainline Station & Colchester Golf Club
- Formal Living Room, Family Room & Seperate Dining Room
- Well-Equipped, Tasteful Kitchen
- Utility Room, Downstairs Cloakroom & Ground Floor Study
- Four Generous Double Bedrooms
- Large & Mature Rear Garden With Summer House
- Wealth Of Off Road Parking & Integral Garage
- Two En Suites & Family Bathroom

Call to view 01206 576999 

Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, 'American walnut flooring', radiator, inset under-stairs storage recess, stairs rising to first floor, doors and access to:

Ground Floor Cloakroom

Half tiled walls, radiator, W.C, pedestal wash hand basin, inset spotlights, extractor fan

Ground Floor Study

10' 0" x 6' 1" (3.05m x 1.85m) Window to front and side aspect, radiator

Formal Reception Room



17' 7" x 16' 7" (5.36m x 5.05m) Windows to front aspect, inset wood burner, communication points, x2 radiator, window to rear aspect and double doors leading to:

Family Room



16' 7" x 14' 2" (5.05m x 4.32m) x2 velux skylights to side aspect, window to rear aspect, inset spotlights, bi-folding doors (providing access to rear garden), continued American walnut flooring, opening to:

Dining Room



11' 2" x 9' 8" (3.40m x 2.95m) Continued American walnut flooring, french doors to rear aspect (leading to rear garden), opening to:

Kitchen/Breakfast Room



16' 7" x 14' 2" (5.05m x 4.32m) A well-appointed kitchen comprising of; a range of stylish & fitted base and eye level units with worksurfaces over and drawers under, feature central island with space for breakfast stalls under, inset sink, drainer and mixer tap over, inset hob with extractor fan over, dishwasher, double oven and grill, fridge/freezer, radiator, inset spotlights, two steam ovens, windows and patio doors to rear aspect (leading to rear garden), inset cupboard, radiator, access to:

Utility Room

9' 5" x 7' 7" (2.87m x 2.31m) Base level units with inset sink, drainer and mixer tap over, space and plumbing under for additional appliances, wall mounted boiler, space for further freestanding appliance, access to integral garage, window to side aspect

First Floor

Galleried Landing

20' 7" x 14' 6" (6.27m x 4.42m) Window to rear aspect, loft access, doors and access to:

Property Details.

Principal Bedroom



17' 1" x 15' 1" (5.21m x 4.60m) Window to side aspect, french doors to rear aspect, Juliette balcony with panoramic garden views, walk in wardrobe with inset lighting, inset spotlights, radiator, door to:

En-Suite One

Chrome wall mounted towel rail, W.C, vanity wash hand basin, tiled walls, walk in double width shower cubicle, inset spotlights, velux window to side aspect, extractor

Bedroom Two



17' 7" x 13' 4" (5.36m x 4.06m) Window to front aspect, radiator, x2 velux windows, access and door to:

En-Suite Two

W.C, pedestal wash hand basin, half tiled walls, walk in shower cubicle with tiled wall surround, radiator, spotlight, extractor fan, window to front aspect

Bedroom Three

14' 9" x 10' 2" (4.50m x 3.10m) Window to front aspect, radiator

Bedroom Four

11' 7" x 11' 0" (3.53m x 3.35m) Velux window to front aspect, radiator

Family Bathroom



Fully tiled bathroom comprising of; chrome wall mounted towel rail, vanity wash hand basin, W.C, panel bath, corner shower cubicle, fully tiled walls, inset spotlights, window to side aspect, extractor fan

Outside, Garden & Garage



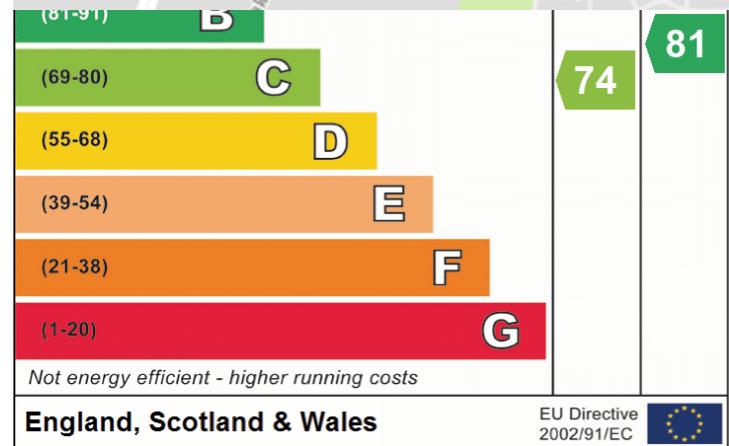
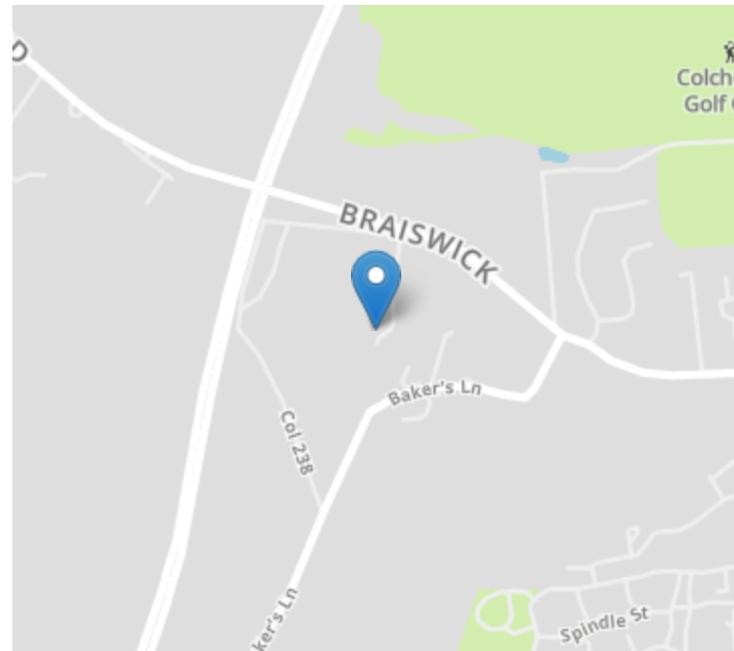
Outside, a meticulously landscaped garden proves to be a private retreat. Enjoy al fresco dining on the patio or raised decking area, relax in the shade of mature trees, or spend time gardening in the well-maintained grounds. This outdoor space is perfect for both relaxation and entertaining. The majority of the garden is predominately laid to lawn. To the rear corner of the garden, a block paved foundation houses a charming summerhouse. To the front, a large private driveway provides off road parking for multiple vehicles, leading to an integral double garage measuring 17FT x 17FT - the ideal place to secure a valued vehicle off road. Secure gated side access is also available.

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.