



- Exceptionally well-presented and extended detached family home
- Sought-after village location of Eight Ash Green
- Impressive L-shaped kitchen/diner with skylight lantern and patio doors
- Spacious living room with dual aspect and cast iron log burner
- Converted garage providing versatile space for home office or playroom
- Three well-proportioned bedrooms including principal with built-in wardrobes
- Luxury first floor bathroom featuring claw-foot bath
- Generous private driveway offering ample off-road parking
- Enclosed rear garden with summer house and gated side access
- Excellent access to A12/A120, local schools and Tollgate Retail Park

## 10 Spring Lane, Eight Ash Green, Colchester, Essex. CO6 3QE.

Spring Lane, Eight Ash Green - An Exceptionally Well-Presented Extended Three/Four Bedroom Detached Family Home: Situated in the highly regarded village of Eight Ash Green, this beautifully presented and thoughtfully extended detached family home offers generous and versatile living accommodation, ideal for modern family life.



Call to view 01206 576999





# Property Details.

## Ground Floor

Entrance Porch

Entrance Hall

Bedroom Four/Study/Play Room

10' 1" x 7' 7" (3.07m x 2.31m)

Ground Floor Bathroom



7' 0" x 5' 10" (2.13m x 1.78m)

Living Room



16' 7" x 11' 2" (5.05m x 3.40m)

Kitchen/Dining Room



25' 0" x 21' 7" (7.62m x 6.58m)

## First Floor

Landing

Master Bedroom



16' 0" x 11' 2" (4.88m x 3.40m)

# Property Details.

## Bedroom Two



14' 9" x 11' 4" (4.50m x 3.45m)

## Bedroom Three



10' 11" x 7' 11" (3.33m x 2.41m)

## Bathroom



7' 10" x 6' 0" (2.39m x 1.83m)

## Garage & Outside

### Summerhouse

11' 1" x 7' 5" (3.38m x 2.26m)

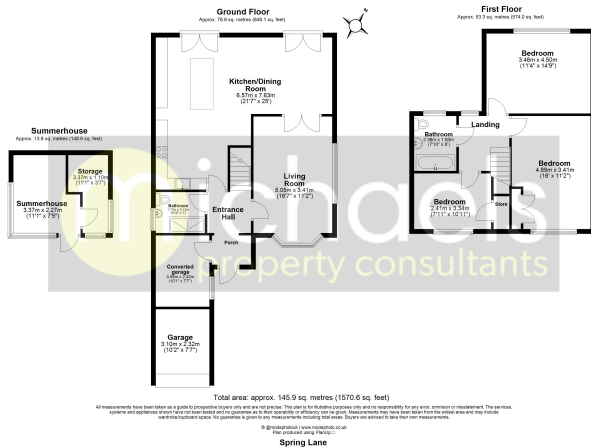
Internal Storage - 11' 1" x 3' 7" (3.38m x 1.09m)

### Garage

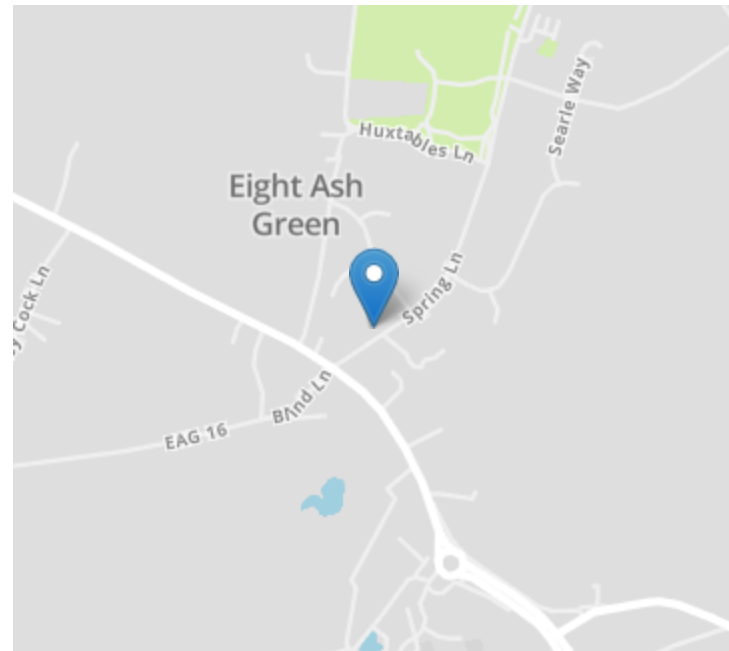
10' 2" x 7' 7" (3.10m x 2.31m)

# Property Details.

## Floorplans



## Location



## Energy Ratings

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.