



- Favourably Positioned To The West Of Colchester In Eight Ash Green
- Close To An Array Of Amenities, Shops & Transport Links
- Expansive Three Bedroom Detached Bungalow
- Refurbished, Reimagined & Improved Throughout
- Focal Open Plan Kitchen-Living Area
- Four Piece Luxury Family Bathrooms
- Three Double Bedrooms
- Boasting An Incredible Plot & Backing On To Open Fields
- Set In A Quiet Cul De Sac In A Beautiful Village
- Off Road Parking For Multiple Vehicles, Accessed Through An Electric Gate

## The Firs, Abbots Lane, Eight Ash Green, Colchester, Essex. CO6 3QL.

\*\* Guide Price £750,000 to £800,000 \*\* Occupying a favourable location to the West of Colchester and set within a peaceful position within Eight Ash Green, West Colchester, resides this deceptively spacious three bedroom detached bungalow. Commanding and boasting an excellent plot of 0.35 acres, this home comes complete with the most generous of private rear gardens, backs on to open fields and also offers a wealth of off road parking to the front on a private driveway. Having been re-configured, re-imagined and upgraded to a high specification by the current occupiers, it offers contemporary open-plan living to an exceptionally high standard, whilst being complete with generous bedrooms throughout.



# Property Details.

## Ground Floor

### Hallway

Main entrance door into hallway, wood flooring, spot lighting, access into loft hatch, matt black column radiators, door leading into:

### Office/Bedroom Three



12' 3" x 9' 9" (3.73m x 2.97m) UPVC bay window to front aspect, black column radiator, spot lighting, large inset shelving book storage unit with sliding ladder.

### Bedroom One



22' 7" x 10' 2" (6.88m x 3.10m) UPVC window to front aspect, spot lighting, column radiator, pendant lights, wood effect flooring, UPVC window to side aspect, access into walk in wardrobe .

### Bedroom Two/Gym

13' 4" x 11' 9" (4.06m x 3.58m) UPVC bay window to side aspect, wood effect flooring, radiator.

### Reception Hallway

10' 5" x 8' 5" (3.17m x 2.57m) Column radiator, wood effect flooring, boot/coat storage door leading to:

### Pantry Room



7' 2" x 6' 9" (2.18m x 2.06m) Inset shelving, cabinetry with underlighting and cupboards and work surfaces, inset fridge.

### Bathroom



9' 9" x 8' 2" (2.97m x 2.49m) Obscured UPVC window to side aspect, mosaic style tiled flooring, toll top bath, shower cubicle, vanity wash basin with inset draws/storage, radiator, half tiled wall, heated towel rail, spot lighting.

# Property Details.

## Dining Area



13' 4" x 10' 5" (4.06m x 3.17m) UPVC window to side aspect, spot lighting, grey tone tiled flooring, open access into:

## Living Room



19' 7" x 12' 7" (5.97m x 3.84m) Large set of bi folding doors to rear opening out to garden, spot lighting, tiled flooring.

## Kitchen



13' 2" x 9' 9" (4.01m x 2.97m) UPVC window to side aspect, herringbone flooring, range of matching base and eye level units, cupboards and work surfaces, space for appliances, including large range cooker, fridge/freezer, washing machine and dishwasher, large serving hatch opening into living area.

## Outside

### Garden & Parking



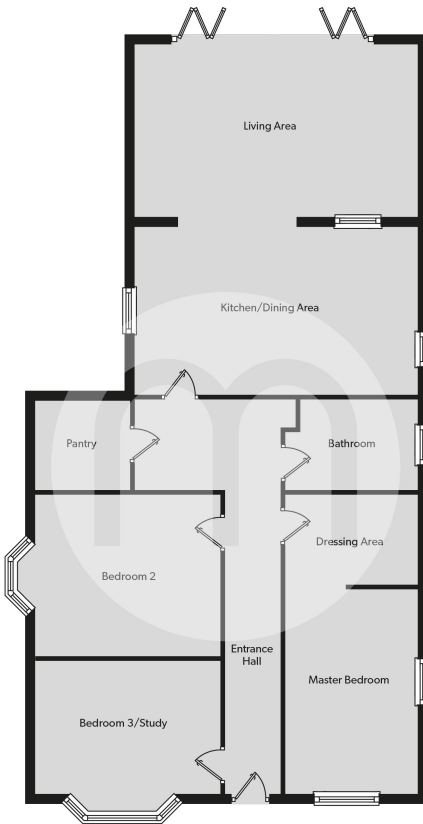
Outside, an expansive garden awaits, predominately laid to lawn and featuring an array of mature hedges, shrubs, trees and plants throughout. A large and expansive patio area is on offer in a wrap-around design and offers itself as the ideal place for outdoor seating furniture, an outdoor dining area and a suitable place for peaceful reflection, all whilst enjoying the benefit of inset outdoor spotlighting. To the front and as previously mentioned a well-proportioned private driveway offers off road parking for multiple vehicles. Further highlights include a garden annex, summer house and benefit of a garden shed.

### Agents Notes

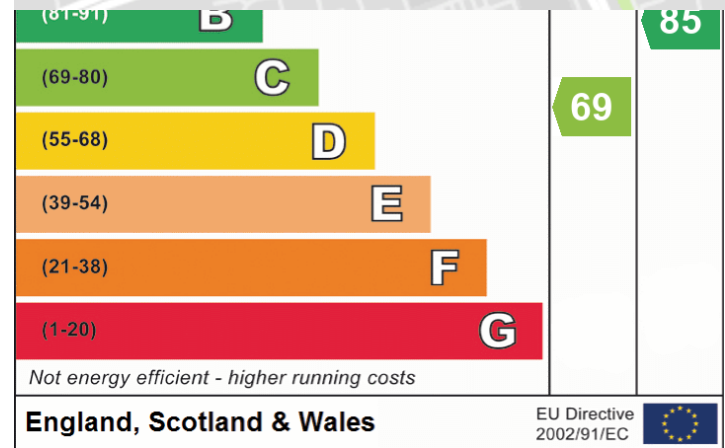
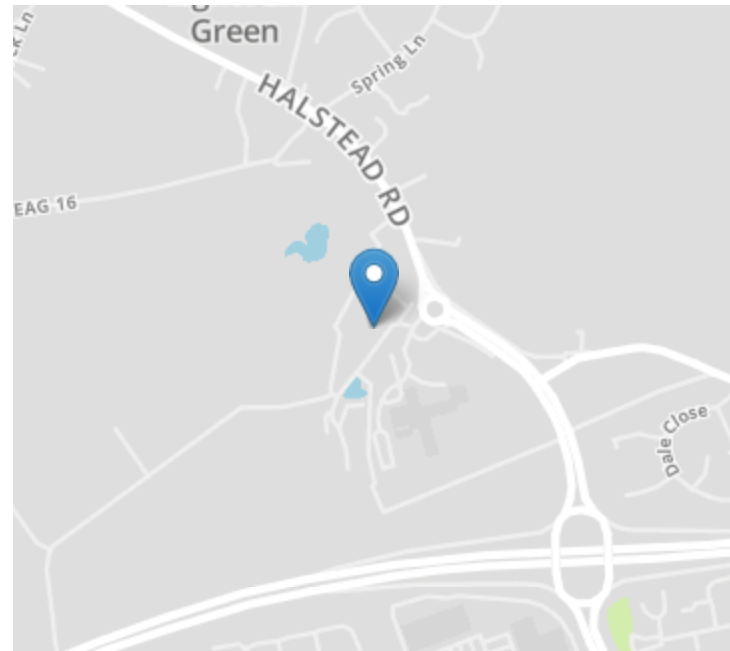
We have been advised by the seller that there is planning in place for a symmetrical bay window into the master bedroom.

# 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.