



11 Braiswick Lane, Mile End, Colchester, Essex. CO4 5ED.

Privileged with the instructions to market an exquisite residence nestled within the esteemed 'Braiswick Lane' development. Here, amidst the tranquility of a quiet lane on the outskirts of Colchester, stands this distinguished four-bedroom detached property, crafted to the highest standards by renowned developer Mersea Homes. Barn View, as this charming house is known, occupies an imposing corner plot and boasts an oak framed porch entrance as you are welcomed inside, then leading into a delightful dining hall that greets you, adorned with a full-length oak framed window that bathes the space in natural light, setting a welcoming tone for the rest of the home.



- Superb Setting Close To Golf Course & North Station
- A Sensational Home Available To View Without Delay
- The Perfect Blend Of Open Aspect Living & Contemporary Finishes
- A Variety Of Improvements Throughout
- Built By Highly Reputable 'Mersea Homes'
- A Fine Example Of An Exclusive Four Bedroom Detached Family Residence
- Driveway For Multiple Vehicles & Double Garage
- • Near Some Of The City's Most Favourable Educational Establishments
- • Four Well Proportioned Bedrooms With An En Suite To Master
- Nestled Within One Of Colchester's Most Desirable Districts

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hallway

Main entrance door into hallway, radiator, door to:

Cloakroom

Low level W.C, vanity wash basin, radiator, obscured UPVC window to front aspect.

Dining Hall



18' 5" x 13' 7" (5.61m x 4.14m) Floor to ceiling Oak framed windows to front and side aspects, fitted shutters, Karndean Flooring throughout, radiator, stairs to first floor, door to :

Living Room



18' 5" x 13' 1" (5.61m x 3.99m) UPVC window to front and and UPVC French doors to rear installed with fitted shutters, multi fuel log burner, wall mounted lighting, radiators, door to:

Family Room

16' 3" x 12' 5" (4.95m x 3.78m) Velux window to rear aspect, vaulted ceiling, UPVC flooring to ceiling window to rear aspect with fitted shutters, wood effect Karndean flooring throughout, radiators, spot lighting.

Kitchen



13' 3" x 9' 3" (4.04m x 2.82m) Full range of base and eye level matte finish units and cupboards, granite work surfaces, UPVC window to side aspect, pendent lighting, inset wine cooler, integrated fridge/freezer, dishwasher and inset oven, breakfast bar area, spot lighting, door to:

Utility Room

Window to rear aspect, stainless steel sink, work surface a further integrated fridge/freezer and large cupboard with space for appliances and wall mounted boiler, composite door to garden.

First Floor

Landing

Access to loft hatch, door to:

Master Bedroom



14' 4" x 13' 5" (4.37m x 4.09m) UPVC window to side and rear aspect with vaulted high ceiling, two inset double wardrobes, radiator, door to:

Property Details.

En Suite

Obscured UPVC window to front aspect, heated towel rail, low level W.C, shower cubicle with sliding door, vanity wash basin with under storage, tiled walls and flooring, extractor fan.

Bedroom Two



11' 5" x 10' 8" (3.48m x 3.25m) UPVC window to front aspect, built in wardrobe, radiator.

Bedroom Three



14' 7" x 9' 10" (4.45m x 3.00m) UPVC window to front aspect, built in double wardrobe radiator.

Bedroom Four

10' 10" x 10' 3" (3.30m x 3.12m) UPVC window to rear aspect, radiator.

Family Bathroom



Low level W,C, vanity wash basin, obscured UPVC window to rear aspect, panelled bath with shower over, chrome heated towel rail, tiled walls and flooring, extractor fan.

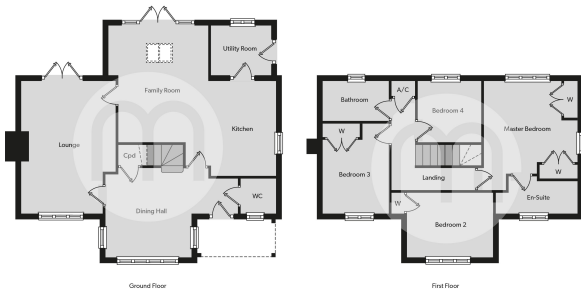
Outside, Gardens & Parking



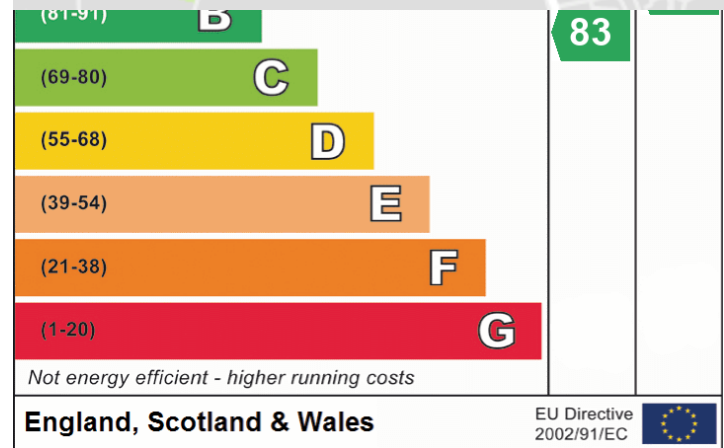
Outside, the property benefits from landscaped gardens and a double garage, providing both practicality and aesthetic appeal. As previously mentioned the south facing rear garden has been much improved by the current owners, comprising of a large patio area, ideal for both outside entertaining and alfresco dining with the remainder of the garden predominantly laid to lawn with a variety of trees, shrubs and external access into the double garage. The property offers an imposing frontage and outlook with only five houses on this exclusive development by Mersea Homes, completed with a large shingled driveway for multiple vehicles, with the front garden enclosed by shrubs and laid to lawn.

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.