



- Extended & Improved Throughout
- Backing on to Farmland
- Garage & ample parking
- Loft room
- Three Double Bedrooms
- En-Suite To Master
- Stylish Kitchen/Breakfast Room
- Spacious Conservatory

### Whitby, Chase Road West, Great Bromley, Colchester, Essex. CO7 7UA.

A beautifully presented family home in this popular village just east of Colchester with excellent A120/A12 access. Having been lovingly modernised and looked after this wonderful home offers good space with further potential to make formal use of the top floor loft room or adapt the garage subject to planning. With ample parking to front, good garden backing onto farmland, stylish kitchen/breakfast room, conservatory 22' lounge, three first floor double bedrooms, with en-suite to master and family bathroom. Call for further information.



# Property Details.

## Ground Floor

### Entrance Hall

Wood effect flooring, stairs rising to first floor, door to garage and doors to.

### Lounge/Diner



22' 5" x 10' 4" (6.83m x 3.15m) Window to front, two radiators, stone fireplace with surround and mantel, door to kitchen.

### Kitchen/Breakfast Room



18' 5" x 10' 11" (5.61m x 3.33m) window, doorway and opening to conservatory, travertine flooring, radiator, pantry cupboard, boiler cupboard, island with granite breakfast bar and storage under, a range of fitted shaker style units with granite worktops over, undermount sink, matching eye level units, glass hob, glass splashback, chimney style extractor, fitted oven, tiled splashbacks, matching eye level units.

## Conservatory



16' 8" x 9' 5" (5.08m x 2.87m) Brick plinth and Upvc construction, twin fitted heaters, fitted blinds, french doors to garden.

## First Floor

### Landing



Stairs rising to second floor, airing cupboard, doors to.

### Bedroom One



19' 0" x 8' 0" (5.79m x 2.44m) with window to front, radiator, fitted wardrobe and door to ensuite.

# Property Details.

## En-Suite



Shower cubicle, vanity wash hand basin, close coupled WC, heated towel rail, half tiled walls.

## Bedroom Two



15' 9" x 10' 1" (4.80m x 3.07m) Window to front, radiator, a comprehensive range of fitted bedroom furniture.

## Bedroom Three

11' 10" x 11' 0" (3.61m x 3.35m) Window to rear, radiator, fitted wardrobe.

## Family Bathroom



Obscure window to rear, panel bath, close coupled WC, pedestal wash hand basin, tiled walls, tiled floor, radiator.

## Second Floor

### Loft/Guest Room



27' 5" x 9' 9" (8.36m x 2.97m) With circular ornate window to front, velux window to rear overlooking gardens and farmland, eaves storage, fitted heater and door to.

### Cloakroom

Circular ornate window to side, low level WC, pedestal wash hand basin, fitted cupboard.

### Outside

#### Integral Garage

Twin doors to front, power and light connected, personal door to hallway.

#### Front Garden and Parking

Accessed by a five bar gate the driveway is block paved and offers ample off road parking. the remainder of the garden is filled with various shrubs and enclosed by wall and fencing.

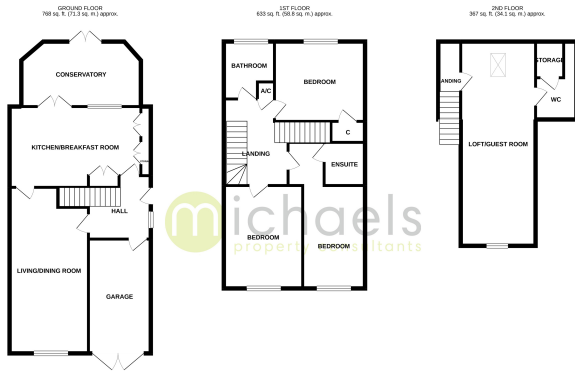
#### Rear Garden



Commencing with a patio area, the remainder being mainly laid to lawn and backing on to open fields with fencing to boundaries, there are ample shrubs, plants and trees and timber shed.

# Property Details.

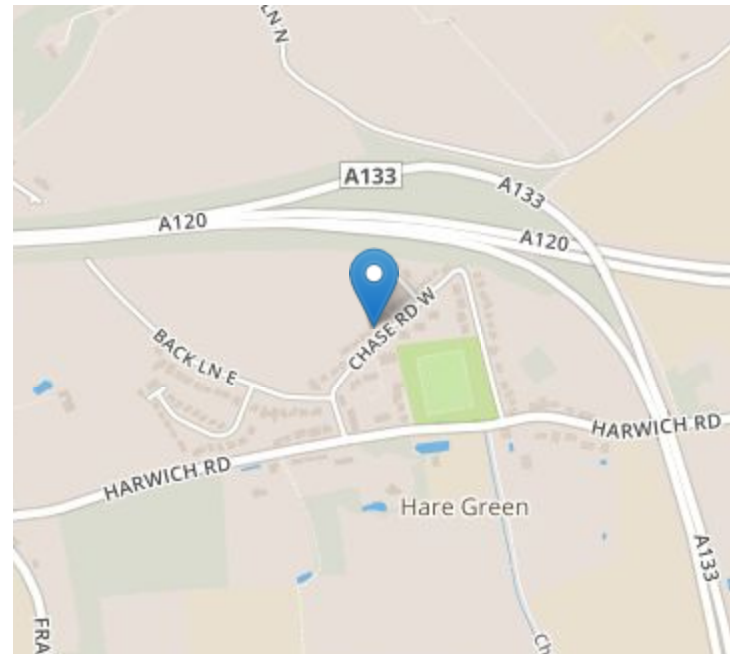
## Floorplans



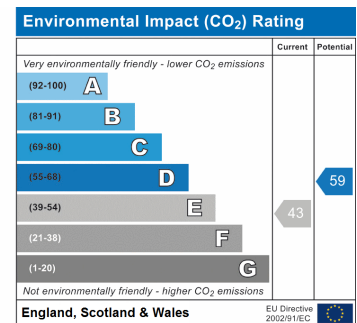
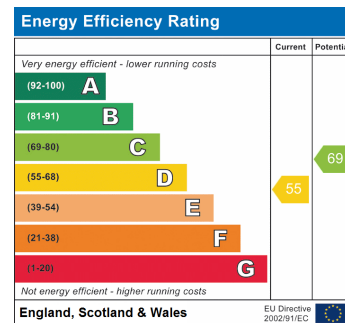
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TOTAL FLOOR AREA: 1768 sq. ft. (164.3 sq. m) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements are taken by hand and are subject to error. The price is for the property as seen and should not be relied upon for the purchase of the property. The price is for the property as seen and should not be relied upon for the purchase of the property. The price is for the property as seen and should not be relied upon for the purchase of the property.

## 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.