



- A Stunning Victorian Cottage
- Originally Built In 1840's
- A Generous Plot Of 2/3 Of An Acre
- Stunning Gardens
- Home Office/Studio
- Two Reception Rooms
- High Quality Four Piece Bathroom With Underfloor Heating
- Kitchen/Breakfast Room With Granite Work Surfaces & NEFF Appliances
- Large Driveway And Garage

## Kingsford Cottage, Layer Road, Kingsford, Colchester, Essex. CO2 0HR.

'Kingsford Cottage' is a stunning three-bedroom semi-detached property, built in 1840 and offering a wealth of character and charm, whilst residing on a generous plot of approximately 2/3 of an acre with beautiful matured gardens. Located to the south of Colchester with excellent access to the A12, good local schooling and nearby local amenities. Inside the property, the entrance hall leads to the living room which features double aspect windows and a gas fireplace and a formal double aspect dining room which also has a gas fireplace. The kitchen/breakfast room is located to the rear of the property and offers a range of units with granite worktops and high-quality NEFF appliances.



# Property Details.

## Ground Floor

### Entrance Hall

With tiled floor, radiator, stairs rising to first floor, door to rear and doors to;

### Living Room



15' 4" x 9' 8" (4.67m x 2.95m) With window to front and rear, two radiators, exposed woodwork, gas fireplace.

### Dining Room



11' 8" x 11' 5" (3.56m x 3.48m) With window to front and side, radiator, exposed woodwork, gas fireplace.

## Kitchen/Breakfast Room



11' 4" x 9' 6" (3.45m x 2.90m) With window to rear and side, tiled floor, a range of matching units with granite worktops, inset one and a half FRANKE sink and drainer, a range of NEFF appliances to include; oven, microwave, electric hob, extractor and griddle. Integrated appliances also include washing machine, dishwasher, fridge/freezer, larder cupboard, island unit with pull-out bar area and spotlights.

## First Floor

### Landing

With window to rear, airing cupboard housing boiler and water softener, loft access with ladder (loft is boarded), doors to;

### Bedroom One



13' 3" x 11' 3" (4.04m x 3.43m) With window to rear and side, radiator, built in sliding wardrobes, exposed woodwork.

# Property Details.

## Bedroom Two



12' 5" x 12' 4" (3.78m x 3.76m) With window to front and side, radiator, built in double wardrobe and two further cupboards.

## Bedroom Three

9' 6" x 6' 7" (2.90m x 2.01m) With window to front, radiator, built in office furniture.

## Family Bathroom



11' 9" x 9' 6" (3.58m x 2.90m) A stylish four piece family bathroom offering an obscure window to rear, tiled flooring with heating under, a double walk in shower cubicle, large bath with taps and shower attachment, wash hand vanity basin, enclosed cistern WC, bidet, spotlights and feature centre light fitting.

## Outside

### Rear Garden



The property enjoys a fabulous plot with stunning gardens to the front and rear. The current owners have meticulously landscaped the garden and it now offers a large patio area to the rear of the property which is a suntrap and the perfect place to enjoy your morning coffee or a fine wine in the evening. From here a pathway leads to the greenhouse and garage and then opens onto the rest of the garden where a large lawn area can be found with a variety of established trees and plants, as well as large pond. In this area there is also a summerhouse, BBQ area and your very own vegetable patch.

## Outbuilding

### Entrance

With doors to;

### Storage Area

An ideal space for storage, also housing the immersion system for the hot water within the outbuildings.

### Home Office/Studio

8' 4" x 8' 1" (2.54m x 2.46m) With window to rear, tiled flooring with heating under, power points, built in storage.

### Garage

22' 9" x 9' 1" (6.93m x 2.77m) With up and over door to front, power, light, sink with electric water heater above, work bench and door to side.

### Driveway

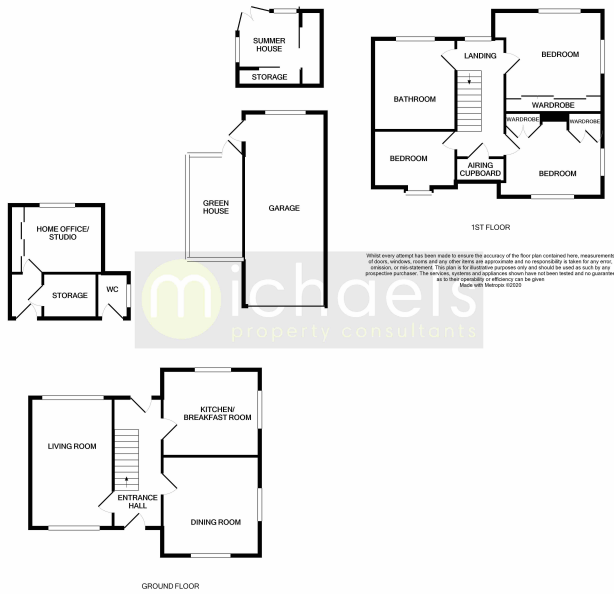
Large driveway in front of the garage providing parking for several cars.

### Front Garden

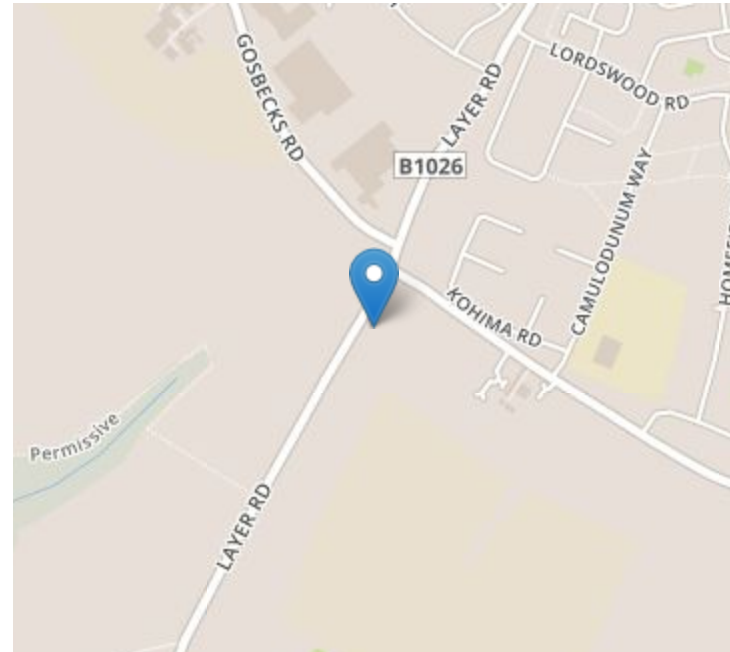
Enclosed by a picket fence and gate with hedgerow privatising the property from the road.

# 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.