



- Exceptional Six Bedroom Detached Residence
- Two Reception Rooms & Separate Study
- Kitchen/Breakfast Room With Granite Work Surfaces
- Integrated AEG Appliances & Centre Island
- Two En-Suite Bathrooms
- Four Piece Family Bathroom Suite
- Landscaped Rear Garden & Summer House

Field View, Lower Road, Peldon, Colchester, Essex. CO5 7QR.

VIRTUAL TOUR AVAILABLE An exceptional example of an impressive six bedroom detached family home, set within the pleasant village of Peldon and positioned to the South of Colchester. Nestled in an exclusive development of only five detached properties and only having been occupied for four years and in its 'show home' like state, it offers and prospective purchase a stress free move with the need to do nothing at all and it is still within its NHBC guarantee.



Property Details.

Ground Floor

Entrance Hall

5' 10" x 17' 8" (1.78m x 5.38m) Entrance door to front aspect, Amtico floor, under stairs storage cupboard, further doors to:

Living Room



14' 6" x 16' 5" (4.42m x 5.00m) Double glazed windows and french doors to side & rear aspect, double glazed feature bay window to side aspect, underfloor heating, Amtico flooring, television ariel point

Dining Room



12' 6" x 9' 8" (3.81m x 2.95m) Double glazed windows to side and rear aspect, underfloor heating, Amtico floor

Study

10' 5" x 6' 4" (3.17m x 1.93m) Double glazed window to front aspect, underfloor heating, Amtico floor, telephone point

Downstairs Cloakroom

Double glazed window to side aspect, bathroom suite comprising of wash hand basin with draw unit, tiled splash backs, low level W.C., extractor fan

Utility Room

6' 5" x 6' 1" (1.96m x 1.85m) Composite door providing access to rear garden, modern fitted high gloss base and eye level units with walnut effect base, granite work surfaces, inset stainless steel sink, drainer and mixer tap over, under counter space for washing machine/tumble dryer, Amtico floor, underfloor heating

Kitchen/Breakfast Room



18' 6" x 10' 6" (5.64m x 3.20m) Double glazed windows to side and rear aspect, Double glazed french doors to rear garden, down lighters, a variety of modern fitted high gloss, walnut effect base and eye level units, centre island, granite work surfaces, inset stainless steel sink, drainer and mixer tap over, integrated AEG appliances including electric fan assisted oven, induction hob with tiled splash back with extractor fan over, steamer double oven, microwave oven, fridge/freezer, dishwasher, underfloor heating, Amtico flooring, inset spotlights throughout

First Floor

First Floor Landing

10' 6" x 2' 11" (3.20m x 0.89m)/ 3' 7" x 10' 1" (1.09m x 3.07m) Stairs to ground & second floor, airing cupboard, further doors leading to:

Property Details.

Master Bedroom



18' 4" x 13' 0" (5.59m x 3.96m) Double glazed windows to front and side aspect, Double glazed french doors & juliet balcony, fitted 'Sharps' wardrobes, radiator, Amtico floor, further door to:

En-suite Bathroom



Double glazed window to front aspect, chrome wall mounted towel rail, extractor fan, down lighters, white bathroom suite comprising of wash hand basin with draw unit, shower cubical, low level W.C, tiled wall and flooring throughout

Bedroom Two

12' 5" x 10' 6" (3.78m x 3.20m) Double glazed window to front aspect, radiator, Amtico floor, further door to:

En-Suite (2nd)

Double glazed window to side aspect, stainless steel heated towel rail, down lights, extractor fan, modern fitted bathroom suite comprising of shower cubical, wash hand basin with draw, low level W.C, tiled walls and flooring throughout

Bedroom Five

10' 6" x 8' 11" (3.20m x 2.72m) Double glazed window to side aspect, radiator, Amtico flooring.

Family Bathroom

10' 3" x 6' 5" (3.12m x 1.96m) Double glazed window to side aspect, extractor fan, chrome wall mounted heated towel rail, four piece bathroom suite comprising of paneled bath, shower cubical, wash hand basin with draw unit, low level W.C, tiled walls and flooring throughout, extractor fan

Bedroom Six

12' 5" x 7' 0" (3.78m x 2.13m) Double glazed window to front aspect, radiator, fitted 'Sharps' wardrobes throughout, Amtico flooring

Second Floor

Second Floor Landing

8' 9" x 3' 8" (2.67m x 1.12m) Stairs to first floor, further doors to:

Bedroom Three

10' 9" x 11' 11" (3.28m x 3.63m) Double glazed window to rear aspect, radiator, fitted 'Sharps' wardrobes, Amtico flooring

Bedroom Four

10' 7" x 11' 6" (3.23m x 3.51m) vaulted ceiling, Double glazed window to side aspect, radiator, range of fitted 'Sharps' wardrobe, Amtico flooring

Loft Room

9' 0" x 16' 4" (2.74m x 4.98m) Vaulted ceiling, radiator, Amtico floor

Outside

Garden, Parking & Garage

This beautiful home occupies a favorable plot and has a well maintained private & unoverlooked rear garden. The garden boundaries are formed by panel fencing and there is a gate providing access from either side. The garden is one of a 'wrap-around' design and features a large composite decking area, with steps leading to an additional decking area home to a hot tub and an impressive summer house measuring (12'5 x 9'1) and comes with the added benefit of full power and light. There is a small area laid to lawn and a garden door leading to a double garage. The garage measures an impressive 22'11 x 20'10 FT and have electric double over doors and again has the benefit of power and light, with overhead storage..

Off road parking is available on an attractive blocked paved driveway, suitable for multiple vehicles.

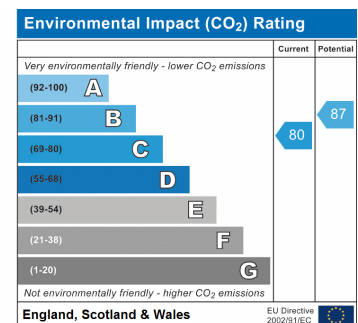
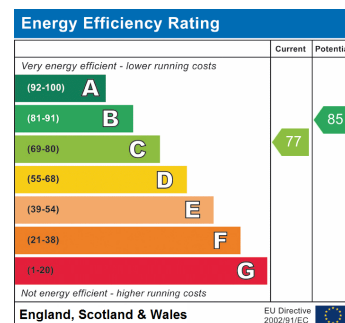
Property Details.

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.