



- Double Bay Fronted
- Exceptionally Altered And Improved By The Current Owners
- Ground Floor Cloakroom & Utility
- Open Plan & Fitted 30ft Kitchen, Excellent For Entertaining
- Modern Fitted Bathrooms
- A Substantial Detached Family Home
- Popular Abbey Fields Location, Within Striking Distance Of A Large Greenery
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Bespoke Fitted Shutters
- Benefiting From A Carport & Garage

**10 Abbey Field View, Colchester, Essex.
CO2 7US.**

**** Guide Price £575,000 to £600,000 **** Nestled within the desirable community of Abbey Fields, this exceptional five-bedroom detached residence, which stands as a testament to luxurious living with a beautiful open plan aspect. Situated in a sought-after development, this stunning home offers an idyllic blend of modern elegance and convenience, positioned adjacent to the picturesque Abbey Fields and just a leisurely stroll away from the vibrant City Centre & Station. It is also within easy reach of a range of primary and comprehensive schooling, making this the ideal family home.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hallway

Tiled flooring, radiator, staircase to first floor, with storage cupboard under, doors to:

Study/Office

9' 9" x 9' 3" (2.97m x 2.82m) Tiled flooring, radiator, UPVC bay window to front aspect with fitted shutters.

Living Room



17' 5" x 12' 5" (5.31m x 3.78m) LVT wood effect flooring, radiator, UPVC bay window to front, inset cast iron gas fire with newly added media wall with inset TV and oak mantel.

Open Plan Kitchen/Dining Room/Family Space



30' x 15' 6" (9.14m x 4.72m)

Dining/Family Area:

LVT wood effect flooring, radiator, UPVC French doors to rear.

Kitchen Area:

LVT wood effect flooring throughout, centre island/breakfast bar area, newly fitted radiators, range of contemporary fitted base and eye level units with working surfaces to side and stainless steel splash back, inset range cooker with extractor hood above, integrated dishwasher, inset butler sink unit with hand drainer, UPVC window and French doors to rear, inset spotlights, door to:

Utility Room

Tiled flooring, further fitted units with working surfaces to side, inset sink unit, space for fridge/freezer, tumble dryer/ further appliance, double glazed door to side, door to:

Cloakroom

Tiled flooring, radiator, low level WC, pedestal hand wash basin, extractor fan.

First Floor

Landing

Radiator, doors to:

Master Bedroom



13' x 12' (3.96m x 3.66m) Radiator, UPVC window to rear, wall to wall built in wardrobes, door to:

En Suite

Marble effect tiled flooring, fully tiled walls, low level WC, vanity hand his and hers basins with high gloss storage cupboards and drawers under, walk in double shower cubicle with fully tiled surround and integrated shower, inset spotlights, newly fitted extractor fan to wall, wall mounted storage mirror with censored LED lighting and Bluetooth.

Bedroom Two



13' 6" x 10' 8" (4.11m x 3.25m) Radiator, UPVC window to front, built in wardrobe.

Property Details.

Bedroom Three

15' x 12' 7" (4.57m x 3.84m) Radiator, UPVC window to front aspect

Bathroom

9' 8" x 9' 7" (2.95m x 2.92m) Black tiled flooring, marble effect wall tiling, obscured UPVC windows to rear aspect, inset spot lighting, wall mounted extractor fan, jacuzzi bath tub, walk in sliding double shower cubicle, wall mounted storage mirror with censored LED lighting and Bluetooth.

Second Floor

Bedroom Four



14' 9" x 10' 2" (4.50m x 3.10m) Radiator, UPVC window to front, Velux window to rear.

Bedroom Five

12' x 9' 6" (3.66m x 2.90m) Radiator, UPVC window to front

Bathroom



Antico flooring, half tiled walls, radiator, low level WC, pedestal hand wash basin, panel bath with shower attachment, Velux window to rear.

Outside, Garden, Carport & Garage



To the rear of the property there is a spacious garden, beautifully landscaped by the current owners to a low maintenance yet mature design. This garden has been landscaped with an array of grey tone patio slabs, concrete sleepers and a elegant water feature which is to remain.

Furthermore, the garden is surrounded by panel fencing and with larch slatted fence panels to the left hand side, creating a sense of privacy for any buyer who enjoys outdoor dining or entertaining. The lower tier of the gardens features an outdoor shed, barked play area and sand pit. There is also a seperate section at the beginning of the garden, that is fenced off and features artificial turf, providing a secure and safe play area for young children.

Positioned at the front of the property, is a patio leading to the front door, surrounded by bushes and shrubs. There is the added benefit of a carport and garage.

Additional Information

Our sellers have provided us with some additional specifications:

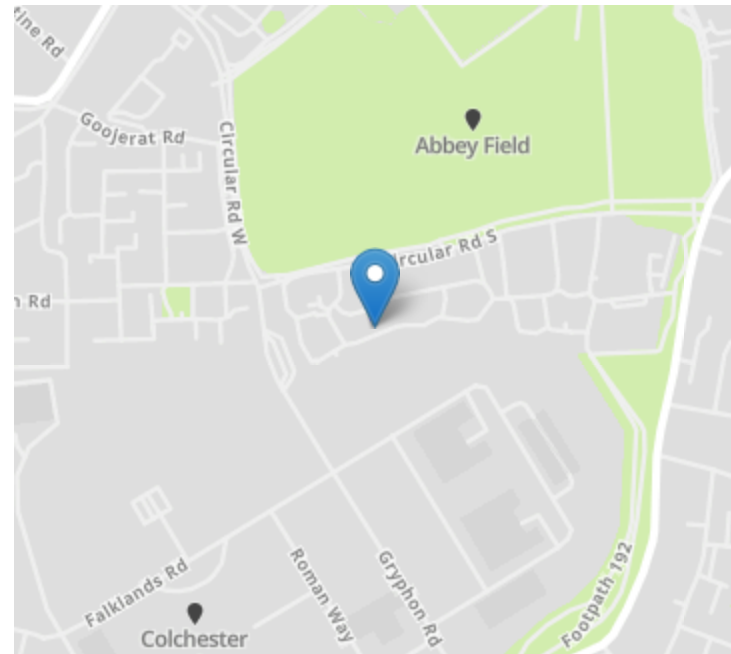
- Please note the sellers have recently installed a new front door with the added benefit of ultion high security locks.
- The kitchen benefits from an array of USB plugs and the centre island benefits from a pull up plug.
- Both the main bathroom and en-suite shower room benefit from sensor low/mood lighting.
- The property has fibre optic internet to the property, ideal for those working from home.

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.