



- An Exceptional Example Of A Four Bedroom Detached Residence
- Occupying The Most Favourable Of Positions In West Colchester
- Extended & Presented To Market In First Class Order
- Open-Plan Kitchen/Diner With A Vast Range Of Neff Appliances
- Bi-Folding Doors To An Impressive Rear Garden
- Two Reception Rooms & Seperate Study
- Four Double Bedrooms
- Dressing Area To Principal Bedroom
- Four Piece En-Suite & Seperate Family Bathroom Suite
- Double Garage, Outdoor Kitchen & Off Road Parking

Call to view 01206 576999



38 Spring Lane, Eight Ash Green, Colchester, Essex. CO6 3QF.

Occupying the most impressive of positions and having been upgraded, improved and extended by its current owners, this exceptional example of a four bedroom detached residence, resides to the West of Colchester in the ever popular Eight Ash Green. Offering an abundance of versatile living and bedroom space throughout, this excellent home has been reconfigured with the expanding family in mind, with entertainment and hosting at the centre of its carefully thought out reconstruction.



Property Details.

Ground Floor

Entrance Hall

UPVC entrance door to side aspect, radiator, LVT floor, inset storage cupboard, stairs to first floor, opening and door to:

First Reception Room



UPVC window to front aspect, radiator, decorative log burner, UPVC window to front aspect with shutters, variety of communication points, UPVC bi-folding doors to rear aspect & windows to rear aspect, inset spotlights, glazed retractable doors (providing access to reception room two), doors to kitchen

Second Reception Room



UPVC patio doors to rear aspect, radiator, variety of communication points, door to:

Study

UPVC bay window to front aspect, radiator, inset spotlights

Kitchen



x2 radiators, x1 vertical radiator, luxury vinyl tiled flooring, feature brick slip walls, Velux style windows to side and rear aspect, UPVC window to rear aspect, UPVC bi-folding doors to rear aspect (providing access to rear garden) feature centre island with work surfaces over, inset NEFF hob with inset central extractor, inset NEFF electric fan assisted oven and grill x2, inset NEFF microwave oven, inset NEFF steamer, integrated NEFF dishwasher, integrated NEFF fridge/freezer, integrated NEFF fridge, integrated wine fridge, x2 inset pantry cupboards, drawers and base and eye level units with work surfaces over, inset sink, drainer and mixer tap, variety of feature lights & downlighters, door to:

Utility Room

Luxury vinyl tiled flooring, UPVC window to side aspect, space for washing machine, inset sink, drainer and mixer tap, space under counter for further appliance, internal door to double garage, further door to:

Downstairs W.C

1/2 tiled walls, vanity wash basin, W.C, inset spotlights, tiled floor

First Floor

First Floor Landing

Stairs to ground floor, loft access above, inset spotlights, inset mirror front wardrobes, further doors to:

Property Details.

Principal Bedroom



UPVC window to front aspect, radiator, mirror front retractable wardrobes, radiator, further UPVC window to side and aspect, further door to:

En-Suite



A four piece en-suite shower room comprising of; pedestal wash hand basin, panel bath with central mixer tap, x2 chrome wall mounted towel rail, tiled splash back, W.C, double width walk in shower with drench rain head, inset spotlights, extractor fan

Bedroom Two



UPVC window to rear aspect, radiator

Bedroom Three

UPVC window to rear aspect, radiator

Bedroom Four

UPVC window to front aspect, radiator

Family Bathroom

A family bathroom suite comprising of a panel bath, 1/2 tiled walls, W.C, vanity wash hand basin, inset spotlights, UPVC window to front aspect

Outside, Garden, Parking & Garage



Outside, this well appointed home benefits from generous gardens. The rear garden features a raised composite decking area, with the added advantage of a fully equipped outdoor kitchen, perfect for family parties and entertaining. To the rear of the garden, a pergola can be found with a hot tub (STN) under. A further raised decking area features a Wendy house, the perfect addition for any child. Predominately laid to lawn and with side access to either side, it completes the all round family home.

Parking can be found on a private driveway to the front of the property, suitable for multiple vehicles. This exceptional home benefits from a double garage, accessible internally from the utility room and features full power, with two up and over doors.

Location

Eight Ash Green resides to the West of Colchester and is within moments of some of the towns most favourable private and comprehensive schooling. Lexden Road is easily accessible through Halstead Road and is home to Colchester Royal Grammar School, St. Marys School for girls and provides easy access to Colchester's vibrant town centre. This home also provides easy access to the ever popular and expanding Tollgate Retail Park, home to array of restaurants, shops and amenities. It is also within a short drive to Colchester's mainline station & Marks Tey station, offering direct links to London Liverpool Street Station. A12/A120 access is also on offer.

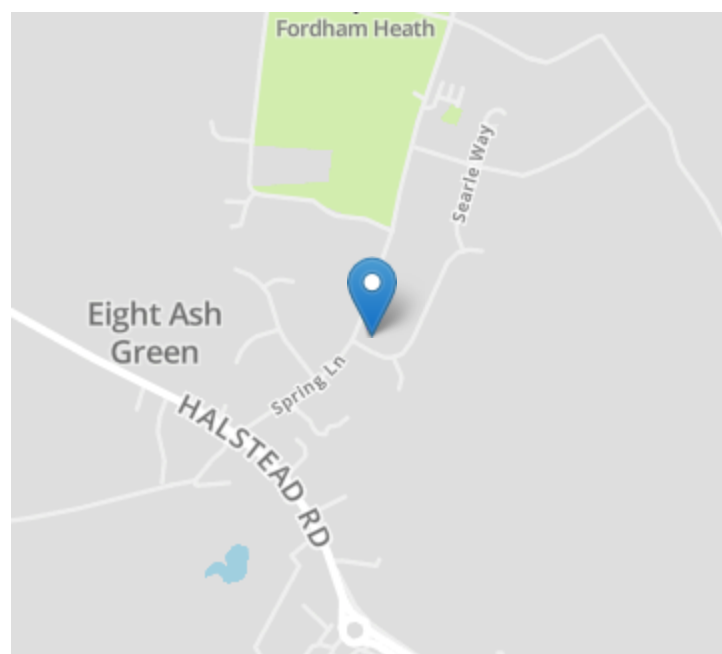
Agents Note

Please be advised the EPC & floorplan will be uploaded to the listing on Monday 2nd May 2022. For any other queries, please contact a consultant on (01206) 576999.

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.