



## 5 Henry Villa Close, Colchester, Colchester, Essex. CO4 5XP.

Privileged with the instructions to market an exquisite residence nestled within an exclusive enclave of just five executive-style homes, built by a independent developer, Henry Villa Close stands proudly at the cul-de-sac's end. This detached six-bedroom family residence has been meticulously maintained and thoughtfully upgraded by its long-term owners, offering the conveniences of modern living and ample reception areas ideal for open-plan living and entertaining.

- En-Suite & Dressing Room to Principle Bedroom
- An Exclusive Development Of Just 5 Independently Built Homes
- A Delightful Cul De Sac Position
- Summer Room
- Offering A Wealth Of Space And Modern Features Throughout
- Utility Room & Cloakroom
- A Variety Of Improvements Throughout
- Driveway For Multiple Vehicles & Double Garage
- Superb Setting Close To Golf Course & North Station
- An Imposing Detached Residence Available To View Without Delay





# Property Details.

## Ground Floor

### Porch

Entrance door into porch, door to:

### Entrance Hall

Stairs to first floor, under stairs storage cupboard, integrated alarm system control panel, inset spot lights, oak flooring, radiator.

### Cloakroom

Low level WC, pedestal wash hand basin, heated towel radiator, extractor fan, fully tiled walls, tiled floor.

### Reception Room

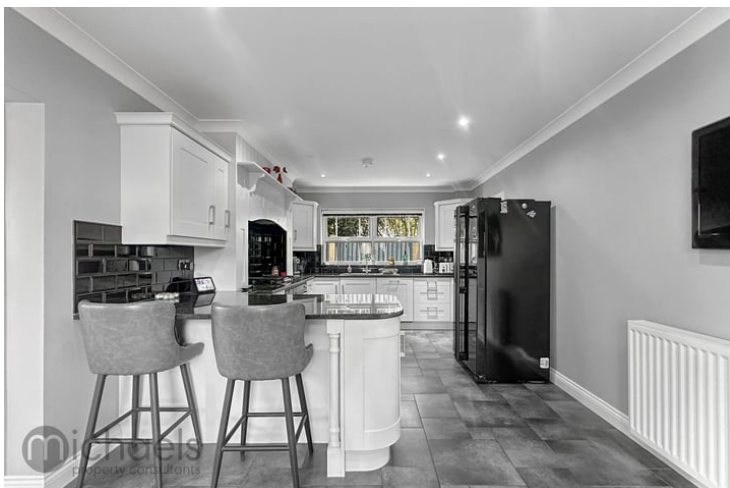


UPVC Windows to front and side, integrated surround sound system, TV point, inset spot lights, oak flooring, radiator, double doors to:

### Summer Room

24' 0" x 11' 0" (7.32m x 3.35m) UPVC windows to three aspects, UPVC French doors to garden, built in storage cupboard, inset spot lights, TV point, vertical radiator.

### Kitchen Breakfast Room



24' 0" x 11' 0" (7.32m x 3.35m) UPVC windows to front and rear, range of base and eye level units with granite work surfaces over, inset one and a half bowl sink unit with drainer, integrated dish washer and double oven, gas hob with extractor over, space for fridge/freezer, inset spot lights, tiled flooring.

### Utility Room

UPVC door to rear, Eyelevel units with granite work surface under, space for washing machine, wall mounted boiler, water softener, cupboard housing water cylinder.

### Family Room



17' 11" x 16' 10" (5.46m x 5.13m) UPVC windows to front, UPVC windows to side, TV point, inset spot lights, radiator.

## First Floor

### Landing

UPVC box bay window to front, Stairs to second floor, two radiators.

### Master Bedroom



17' 10" x 10' 8" (5.44m x 3.25m) UPVC window to side, TV point, Two radiators, access to boarded loft space.

### Dressing Room

5' 10" x 5' 1" (1.78m x 1.55m) UPVC window to front, built in wardrobes.

### EnSuite

UPVC obscure window to front, low level WC, pedestal wash hand basin, walk in shower, inset spot lights, tiled walls, tiled floor, heated towel radiator.

# Property Details.

## Bedroom Two



15' 4" x 12' 11" (4.67m x 3.94m) UPVC window to front, TV point, radiator.

## Ensuite

Low level WC, pedestal wash hand basin, corner shower, tiled walls, tiled floor, inset spot lights, heated towel radiator.

## Bedroom Three

13' 0" x 11' 1" (3.96m x 3.38m) UPVC window to front, TV point, radiator.

## Bedroom Four

14' 1" x 8' 5" (4.29m x 2.57m) UPVC window to rear, TV point, radiator.

## Bathroom

UPVC obscure window to rear, low level WC, pedestal wash hand basin, panelled bath with shower attachment, corner shower, inset spot lights, tiled walls, tiled floor.

## Second Floor

### Landing

Velux window to rear, radiator.

## Bedroom Five



UPVC dormer window to front TV point, Loft access, radiator.

## Bedroom Six

15' 6" x 8' 6" (4.72m x 2.59m) UPVC dormer window to front, TV point, radiator.

## Cloakroom

Low level WC, pedestal wash hand basin, tiled floor, heated towel radiator,

## Outside



The garden is very well maintained, featuring a large patio ideal for outdoor dining, a well-kept lawn, and raised flower beds. Gated access is available at the front of the property. Henry Villa Close is situated in Mile End, a highly sought-after parish in the northern part of Colchester.

The area offers easy access to esteemed primary and secondary schools. The A12 is just a short drive away, providing convenient routes to Chelmsford, Ipswich, and London. Colchester's mainline railway station is approximately one mile away, offering direct services to London Liverpool Street in about 50 minutes. For fitness enthusiasts, the David Lloyd Club is within easy walking or cycling distance. The vibrant City centre, just a short drive or bus ride away, offers excellent amenities.

# 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.