



- A Charming Four Bedroom Semi-Detached Cottage
- Extended & Improved Throughout Its Cherished Ownership
- Four Bedrooms
- First Floor Shower Room
- Reception Room
- Modern Kitchen
- Sun Room
- Living/Dining Room
- Loft Storage Space
- 0.14 Acre Plot, Well-Manicured Rear Garden, Off Road Parking & Double Garage

## Gilead, Wivenhoe Road, Crockleford Heath, Colchester, Essex. CO7 7BQ.

**\*\*Guide Price £475,000 - £500,000\*\*** 'Gilead' is a charming four bedroom semi-detached, extended and improved cottage, surrounded by Crockleford Heath's rolling countryside and an abundance of open green space. Set within the countryside and offering picturesque walks, it is also conveniently positioned a short car journey from Colchester's vibrant and historic city centre, home to a wealth of useful amenities and schooling. Having historically benefitted from a double story extension; the current owners also enhanced the property even further with a stunning ground floor extension, combining the original traditional charm of the cottage with open plan modern-day living. Key highlights include; an entrance porch, sizeable reception room, an equipped modern kitchen, sun room, ground floor cloakroom, living/dining room, four bedrooms, first floor shower room and a loft room.





# Property Details.

## Ground Floor

### Entrance Porch

### Reception Room



11' 1" x 15' 9" (3.38m x 4.80m)

### Kitchen



10' 11" x 12' 5" (3.33m x 3.78m)

### Sun Room



13' 1" x 10' 11" (3.99m x 3.33m)

### Cloakroom

### Living/Dining Room



22' 4" x 12' 2" (6.81m x 3.71m)

## First Floor

### Landing

# Property Details.

## Master Bedroom



11' 2" x 12' 5" (3.40m x 3.78m)

## Bedroom Two



11' 2" x 12' 4" (3.40m x 3.76m)

## Bedroom Three



12' 4" x 9' 11" (3.76m x 3.02m)

## Bedroom Four

10' 10" x 8' 5" (3.30m x 2.57m)

## Family Shower Room



7' 2" x 6' 10" (2.18m x 2.08m)

## Loft

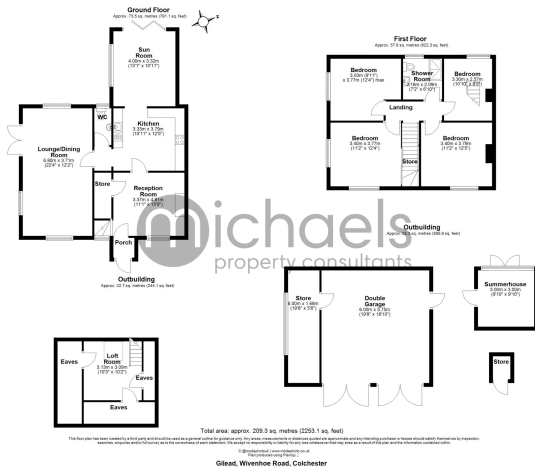
### Loft Storage Space



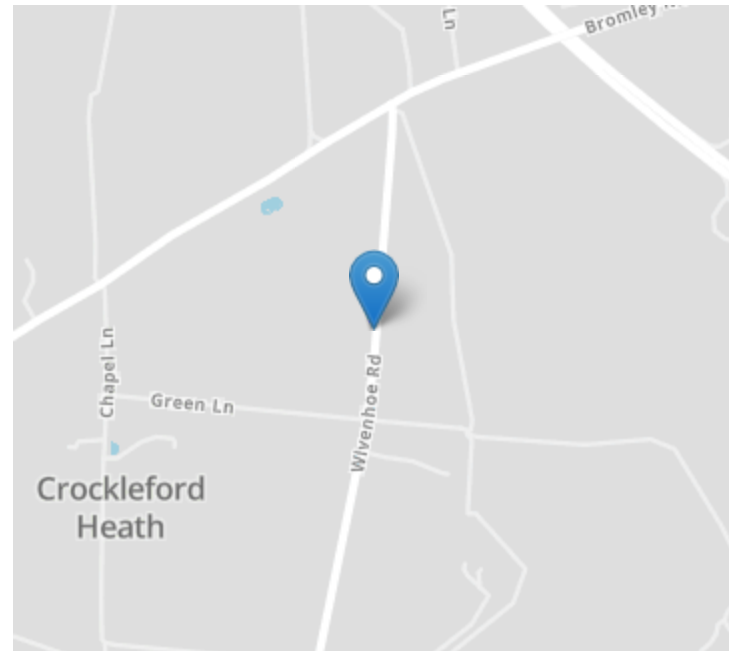
10' 3" x 10' 2" (3.12m x 3.10m)

# 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.