



- Detached Four Bedroom Family Home
- Sought After Wakes Colne Location Moments From Chappel Train Station
- South Facing Rear Garden
- Sizeable Plot Adjacent To Woodland And With Stunning First Floor Views Over Colne Valley
- Tucked Away At The End Of A Private No Through Road
- Three Reception Rooms (Living Room, Study & Formal Dining Room)
- Sizeable Conservatory
- Kitchen/Breakfast Room
- En-Suite, Family Bathroom And Downstairs WC
- Double Garage

## Sarnia, Station Road, Wakes Colne, Colchester, Essex. CO6 2DS.

Discover your dream family home with Sarnia, a spacious four-bedroom detached residence nestled on the serene Station Road in Wakes Colne. This charming property is ideally situated down a no-through road, adjacent to enchanting woodland and offering breathtaking views of the Colne Valley.



# Property Details.

## Room Measurements

### Entrance Hall

With with window and door to front, radiator, stairs rising to first floor with large storage cupboard under, doors to;

### Dining Room



10' 6" x 13' 11" (3.20m x 4.24m) With window to front aspect, radiator.

### Study

7' 2" x 11' 11" (2.18m x 3.63m) With window to front aspect, radiator.

### WC

With window to side aspect, radiator, wash hand basin, WC.

### Living Room



16' 6" x 14' 9" (5.03m x 4.50m) With patio doors to conservatory, radiator, feature fireplace, TV point.

### Conservatory

12' 10" x 11' 3" (3.91m x 3.43m) Brick Plinth and UPVC construction with French doors to garden.

### Kitchen/Breakfast Room



10' 6" x 14' 11" (3.20m x 4.55m) With window to rear aspect, radiator, a range of matching eye level and base units with worktops over, inset sink and drainer, a range of kitchen appliances, breakfast bar and door to;

### Utility Room

6' 9" x 8' 4" (2.06m x 2.54m) with window to rear aspect. matching units to the kitchen, oil boiler, space and plumbing for washing machine, access to garage.

### First Floor Landing

With window to side aspect, loft access, large airing cupboard, doors to;

# Property Details.

## Bedroom One



11' 6" x 14' 11" (3.51m x 4.55m) With window to rear aspect, radiator, door to;

## En-Suite

With window to rear aspect, tiled floor, wash hand basin, WC, heated towel rail, shower cubicle.

## Bedroom Two



11' 2" x 11' 2" (3.40m x 3.40m) With window to front aspect, radiator.

## Bedroom Three



9' 9" x 13' 2" (2.97m x 4.01m) With window to rear aspect, radiator.

## Bedroom Four

9' 9" x 11' 10" (2.97m x 3.61m) With window to front aspect, radiator.

## Bathroom

With window to front aspect, WC, wash hand basin, bath with shower over, part tiled walls.

## Garage

25' 9" x 17' 5" (7.85m x 5.31m) With two up and over doors to front, power and light connected, door to garden.

# 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.