



- Four Bedroom Detached Family Home
- High Specification & Excellent Finish
- Four Generous Bedrooms With En-Suite To Master
- Two Large Reception Rooms
- Welcoming Entrance Hall With Downstairs Cloakroom & Storage
- Family Bathroom Suite
- Garage & Ample Off Road Parking
- NHBC Guarantee

**132 Nayland Road, Colchester, Essex.  
CO4 6AN.**

Nestled along a peaceful road and occupying an impressive plot & position, is this handsome four bedroom detached family home. Only three years old and still within warranty of the NHBC and constructed by reputable national house builders Countryside, this family home offers a wealth of living and bedroom space throughout. Complete to a high specification, the property commences with a welcoming entrance hall, with engineered wood and doors leading to two excellent reception rooms, with the dining room featuring internal double doors and overlooking a small front lawn, whilst the living room provides a pleasant outlook, with floor-to-ceiling French doors and windows.





# Property Details.

## Ground Floor

### Entrance Hall

Wooden entrance door to front aspect, Amtico flooring, large under stairs storage cupboard, stairs to first floor, doors/double doors to:

### Dining Room



11' 9" x 12' 2" (3.58m x 3.71m) UPVC windows to front aspect, radiator, Amtico flooring

### Living Room



11' 10" x 16' 1" (3.61m x 4.90m) UPVC French doors to rear aspect, UPVC windows to rear aspect, Amtico flooring, radiator, television aerial point

### Cloakroom

Low level W.C with internal wall flush, vanity wash hand basin with tiled behind, inset wall storage, radiator, Amtico flooring

## Kitchen & Family/Breakfast Area



11' 5" x 9' 10" (3.48m x 3.00m) Modern fitted kitchen ranging of a variety of high gloss base and eye level units with working surfaces over, inset draw units, integrated electric fan assisted double oven and grill, dishwasher, inset sink, drainer and chrome mixer tap over, inset four ring gas hob with slimline extractor fan over and glass splash back, under counter down lighters, Amtico flooring, door to utility area, UPVC window to rear aspect

### Family/Breakfast Area

12' 3" x 8' 5" (3.73m x 2.57m)

UPVC window to front aspect, radiator, Amtico flooring, television aerial point

### Utility Room

UPVC door to rear aspect (leading to rear garden), base level units with inset stainless steel sink, drainer and tap over, integrated washing machine, Amtico flooring

## First Floor

### First Floor Landing

Stairs to ground floor, UPVC window to front aspect, doors to:

### Master Bedroom



13' 11" x 13' 2" (4.24m x 4.01m) UPVC window to rear aspect, built in wardrobes, radiator, door to:

# Property Details.

## En-suite Shower Room



Walk in double width shower cubicle, integral wall storage, vanity wash hand basin, half tiled walls, low level W.C with integral wall flush, extractor fan, UPVC window to rear aspect

## Bedroom Two



9' 5" x 13' 2" (2.87m x 4.01m) UPVC window to front aspect, radiator

## Bedroom Three

12' 7" x 8' 8" (3.84m x 2.64m) UPVC window to rear aspect, radiator

## Bedroom Four

10' 10" x 8' 6" (3.30m x 2.59m) UPVC window to front aspect, radiator

## Family Bathroom



Modern family bathroom suite comprising of engineered wood flooring, low level W.C with internal wall flush, panel bath with shower hose attachment, vanity wash hand basin, 1/2 tiled walls, UPVC window to rear aspect, extractor fan

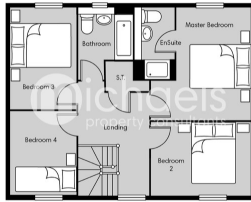
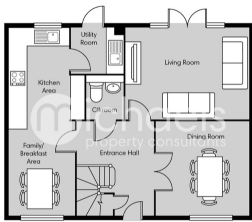
## Garden, Outside & Parking



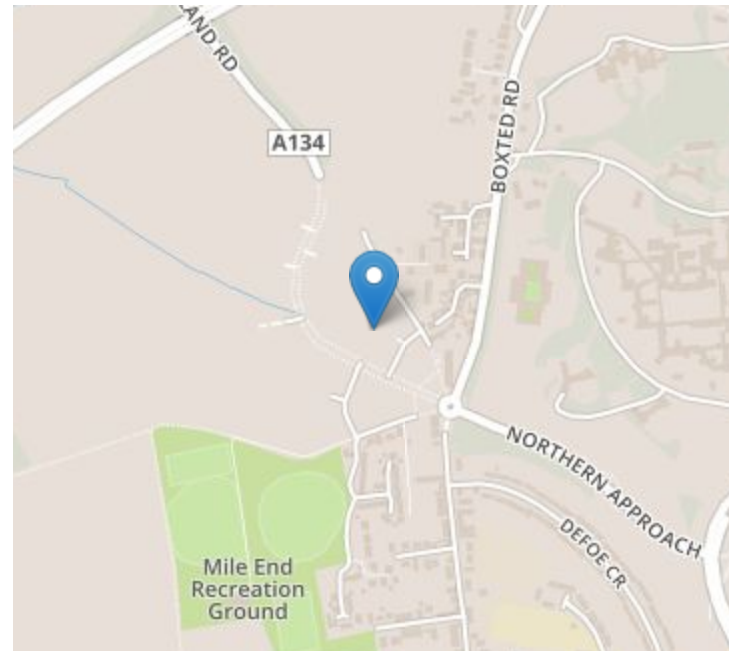
As previously mentioned, this stunning home occupies an impressive plot, getting away from the normal stereotype of a new build home and their 'normal small gardens'. The garden provides unrestricted outdoor space and commences with a large patio area, ideal for an array of outdoor seating/dining furniture, with the remainder of the garden predominantly laid to lawn. The boundaries are formed by panel fencing.. The front drive allows for off road parking for multiple vehicles and there is the benefit of a garage with full power and double doors, as well as internal door to the garden.

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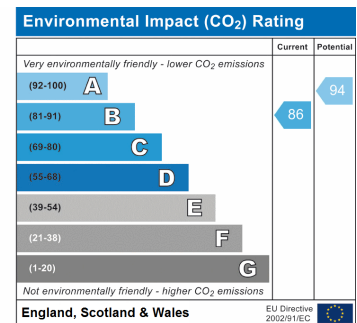
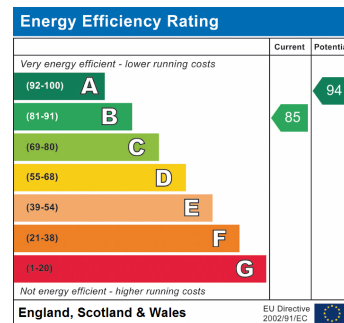
## Floorplans



## 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.