



118 Braiswick, Colchester, Essex. CO4 5BG.

** Guide Price £875,000 - £900,000** Reconfigured, Reimagined & Redesigned, everything has been carefully considered in the sensational refurbishment and adaptation of this executive home. Commanding a prime position in one of Colchester's most favourable districts 'Braiswick', this home offers the perfect blend of period charm with contemporary finishes. Moments from Braiswick Golf Club, Colchester City's mainline station offering direct links to London Liverpool Street within the hour and offering unrestricted access to Colchester's vibrant and exiting city centre, it proves to be a real turn-key home.



- A Truly Exquisite Reimagined Four Bedroom Detached Residence
- A Full Array Of Beauty & Unique Design With Custom Fixture & Fittings
- Tasteful Herringbone Flooring & Feature Wall Panelling
- Open Plan Living Area/Kitchen/Breakfast Room
- A Well-Manicured Large Private Rear Garden
- Four Well-Proportioned Bedrooms & Three Stunning Bathrooms
- The Perfect Blend Of Period Charm & Contemporary Finishes
- Walking Distance To Colchester's North Station & Braiswick Golf Club
- Nearby Some Of The City's Most Favourable Education
- A Sensational Home Available To View Without Delay

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Family Room



11' 7" x 10' 4" (3.53m x 3.15m)

Study

9' 6" x 6' 10" (2.90m x 2.08m)

Downstairs Cloakroom

Dining/Sitting/Kitchen



24' 11" x 20' 9" (7.59m x 6.32m)

Utility Room

Rear Lobby

Bar/Games Room



15' 2" x 8' 5" (4.62m x 2.57m)

Integral Garage

12' 10" x 8' 0" (3.91m x 2.44m)

First Floor

First Floor Landing

Master Bedroom



11' 10" x 9' 11" (3.61m x 3.02m)

Property Details.

Walk In Wardrobe



7' 0" x 4' 11" (2.13m x 1.50m)

En-Suite Shower Room (1)



Bedroom Two

13' 4" x 12' 2" (4.06m x 3.71m)

En-Suite Shower Room (2)

Bedroom Three

10' 7" x 10' 11" (3.23m x 3.33m)

Bedroom Four

12' 0" x 10' 10" (3.66m x 3.30m)

Family Bathroom Suite



Outside, Garden & Garage



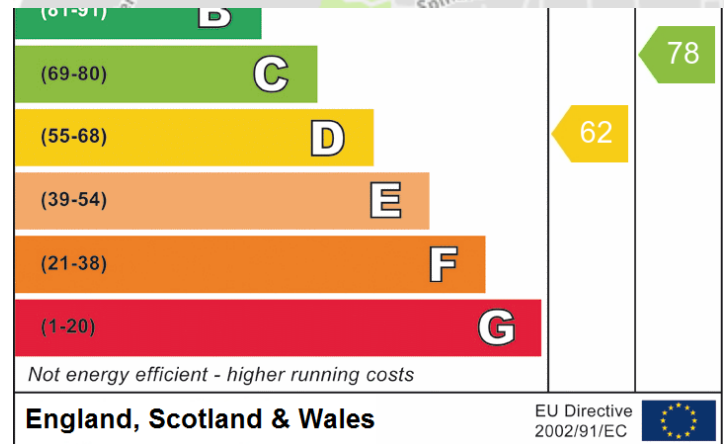
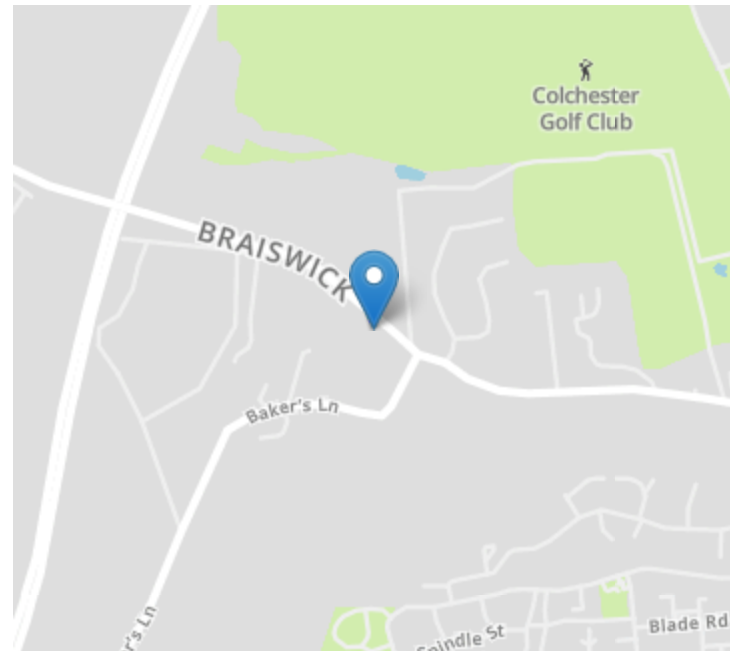
Outside, its residents are spoilt with a large and private enclosed rear garden, accessible via bi-folding doors from the kitchen/dining/seating area, as well as the bar/games room. The garden commences with an area with raised decking, ideal for outdoor seating, dining and hosting. The garden offers a peaceful and tranquil place to sit, with a patio area covered with a timber pergola. The remainder of the garden is predominately laid to lawn and home to array of mature shrubs, plants and hedges throughout. Off road parking is offered on the front driveway for multiple vehicles, where access to the garage can be found.

Property Details.

Floorplans



Location



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.