



- Fabulous Master Suite With Luxurious Italian En-Suite Shower Room
- Spectacular Conversion Of This Beautiful Edwardian Building
- Astonishing 33' Kitchen/Dining/Family Room
- Large Dual Aspect Living Room
- Impressive Reception Hall, Utility & Ground Floor Cloakroom
- Two Large Further Double Bedrooms
- Stylish Family Bathroom
- Surprisingly Generous Garden

**94 Larch House South, Whitmore Drive, Colchester, Essex. CO4 6BW.**

We are truly privileged to present to the market, 'Larch House' - A truly spectacular conversion of this beautiful Edwardian building forming part of the old Severalls Hospital to the North of Colchester, undertaken by award winning developers East Anglian Group and with their typically spectacular specification and attention to detail.



# Property Details.

## Ground Floor

### Open Plan Kitchen/Dining/Family Room

33' 0" x 20' 1" (10.06m x 6.12m) A spectacular room featuring a vaulted glass atrium ceiling, with original steel beams. Engineered oak flooring with underfloor heating, bay window to front with three restored sash windows, two porthole windows to side, Restored French doors to rear, inset German designer kitchen with a range of bespoke fitted units, working surfaces to side and smoke glass up-stands, range of integrated Neff appliances comprising of electric double oven, full height fridge, under-counter freezer, dishwasher and induction hob with extractor hood above. Freestanding centre island with further working surface space, an inset sink unit, under cabinet storage and breakfast bar providing seating for several people. Inset LED spotlights, three feature pendant lights to remain, door to rear lobby, door to:

### Reception Hall

Engineered oak flooring, two porthole windows to front, staircase to first floor, inset LED spotlights, storage cupboard, doors to:

### Living Room

18' 8" x 17' 1" (5.69m x 5.21m) Laid with luxury carpets, with two radiators, two restored sash windows to rear, two sets of restored french doors to front aspect, wall mounted television point, feature fireplace (not working).

### Cloakroom

Engineered oak flooring, Italian suite comprising of wall hung WC and wall mounted hand wash basin, radiator, inset LED spotlights, extractor fan, under stairs storage cupboard.

### Outer Lobby

Laid with LVT flooring, with door to rear, door to kitchen, door to:

### Utility Room

With fitted base and eye level units, working surfaces to side and matching up-stands, built in washing machine, window to rear, wall mounted gas boiler.

## First Floor

### Landing

Staircase to second floor, radiator, restored sash window to side, airing cupboard, doors to:

### Master Bedroom

22' 2" x 18' 2" (6.76m x 5.54m) Two restored sash windows to front and rear aspects, four radiators, built in double wardrobes, two sets of television points, door to:

### En-Suite

Ted Baker floor tiles, contemporary heated towel rail, Italian white suite comprising of wall hung WC, vanity hand wash basin and large walk in shower cubicle with integrated Drench shower, restored sash window to front, inset LED spotlights, extractor fan.

## Second Floor

### Landing

A spacious landing with room for office furniture, with restored sash windows to front and side, radiator, inset LED spotlights, doors to:

### Bedroom Two

18' 3" x 12' 5" (5.56m x 3.78m) Two radiators, two restored sash windows to rear, television point.

### Bedroom Three

17' 7" x 12' 9" (5.36m x 3.89m) Two radiators, two restored sash windows to front, television point.

### Family Bathroom

Ted Baker floor tiles, contemporary heated towel rail, Italian white suite comprising of wall hung WC, vanity hand wash basin and panel bath with fully tiled surround and integrated Drench shower, restored sash window to front, inset LED spotlights, extractor fan.

### Outside

Outside the property benefits from two large parking spaces to the front, with a charging point for electric cars. The properties are joined to the front aspect by a covered veranda encased by attractive landscaping- A delightful space to enjoy coffee in the morning.

### Rear

To the rear of the property there is a surprisingly generous rear garden featuring a large paved sun patio, the remainder is laid with superb artificial grass, enclosed by pretty woven fencing and there is a raised sun deck toward the rear end.