



- A Substantial Six Bedroom Detached Home
- Exceptionally Altered And Improved By The Current Owners
- Versatile Accommodation Across Three Floors
- Ground Floor Cloakroom & Utility
- Garage & Allocated Parking To The Rear
- Two En Suites & Family Bathroom
- Double Bay Fronted
- Landscaped Front And Rear Gardens
- Open Plan Kitchen/Living Area/Dining Space
- Modern & Contemporary Finishes

Call to view 01206 576999



8 Abbey Field View, Colchester, Essex. CO2 7US.

Located close to the picturesque Abbey Fields lies this substantial six-bedroom detached family home located in the highly sought-after area of Colchester. Nestled in a peaceful and picturesque setting, this remarkable residence offers versatile accommodation spread over three floors, providing an ideal haven for families seeking a spacious and comfortable living environment. Upon approaching the property, you are immediately captivated by its charming and elegant façade, exuding a timeless appeal. The immaculately maintained front garden, sets the tone.



Property Details.

Ground Floor

Entrance Hall

Stairs rising to first floor, radiator, Galleria wood effect flooring throughout, understairs storage cupboard, door leading to:

Cloakroom

Low level W.C, radiator, wash hand basin.

Living Room



28' 7" x 12' 2" (8.71m x 3.71m) UPVC bay window to front, three radiators, electric fire with feature surround, double glazed French doors with two double glazed side panels to rear garden, TV and telephone point, Galleria wood effect flooring.

Kitchen/Family Room



28' 7" x 12' 2" (4.17m x 3.81m) Full range of base and eye level units, comprising inset one and a half bowl single drainer sink unit with mixer tap over, concealed dishwasher and fridge/freezer, stainless steel gas hob, stainless steel double oven with cupboard above and below, six eye level units, splashback surround, two radiators, double glazed window to rear, spot lighting, Galleria wood effect flooring, door leading to:

Utility Room

6' 5" x 6' 0" (1.96m x 1.83m) Fitted work surfacing, space and plumbing for washing machine, base cupboard, eye level cupboard housing gas boiler (not tested), radiator, UPVC door to garden.

First Floor

Landing

Stairs rising from ground floor, radiator, airing cupboard, door leading to:

Bedroom One



13' 0" x 12' 3" (3.96m x 3.66m) UPVC window to rear aspect, radiator, four fitted wardrobes, TV and telephone point, door leading to:

En Suite

Double shower cubicle, low level WC, pedestal wash basin, vertical radiator, double glazed window to rear.

Bedroom Two



14' 2" x 12' 6" (4.32m x 3.81m) UPVC window to rear aspect, radiator.

Property Details.

Bedroom Three

12'2 x 10'3. UPVC window to front aspect, radiator.

Bedroom Four

12' 7" x 11' 8" (3.84m x 3.56m) UPVC window to front aspect, radiator.

Family Bathroom



Comprising panel enclosed bath, pedestal wash basin, low level WC, half tiled walls, radiator, spot lighting.

Second Floor

Landing

Double glazed Velux window to rear aspect, door leading to:

Bedroom Five

12'10 x 10'3. Recessed walk-way, UPVC window to front aspect, fitted wardrobes, radiator.

Bedroom Six



20' 10" x 10' 3" (6.35m x 3.12m) Velux window to front aspect, UPVC window to front aspect, radiator, door leading to:

En Suite

Shower cubicle, low level WC, pedestal wash basin, radiator, Velux double glazed window to rear.

Outside



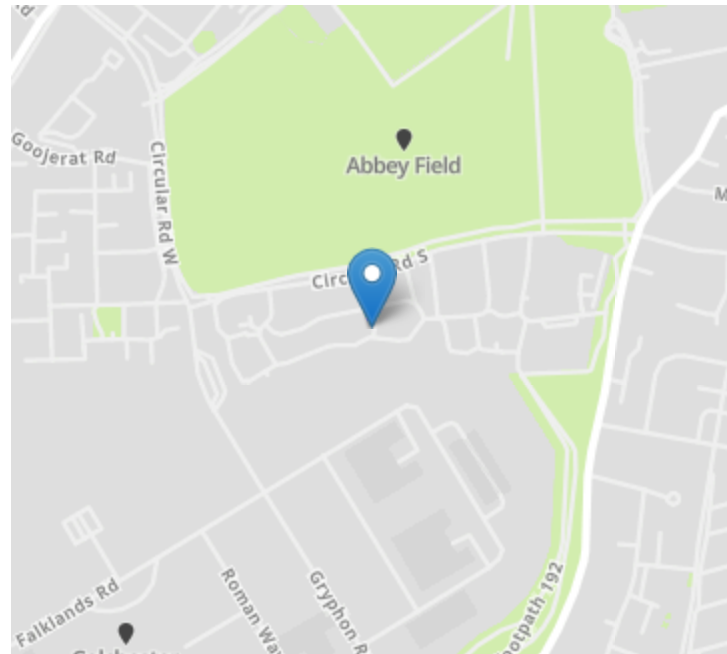
A private driveway leads to a car port, which provides off road parking. A gate provides access to the landscaped rear garden, which is laid to lawn with railway sleepers, raised flower and shrub borders, perfect for outside dining or entertaining. To the front of the garden offers a large elevated patio area.

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.