



**Lavenders**  
**Eight Ash Green, Essex**

**DAVID  
BURR**





# Lavenders, Halstead Road, Eight Ash Green, Colchester, Essex, CO6 3PU

Eight Ash Green is a small rural village situated five miles away from the historic Roman City of Colchester whilst 10 miles from the Suffolk border. Conveniently placed for a network of high-performing state and independent schooling in addition to providing convenient links to the A12 trunk road and Colchester City with its direct rail link to London Liverpool Street via Colchester North Station.

A four bedroom (two en-suite) detached bungalow presented to a high specification throughout, offering an accommodation schedule of approximately 2,000sq ft arranged over a single storey with an open plan kitchen/breakfast/sitting area. Lying within the highly desirable Eight Ash Green located within convenient reach of the market town of Halstead and historic City of Colchester. Further benefits including garaging, off-street parking and established rear gardens with a range of shrubs and mature trees.

## **A four bedroom (two en-suite) detached bungalow presented to a high specification throughout, offering an accommodation schedule of approximately 2,000sq ft with further benefits including garaging, off-street parking and rear gardens.**

Composite door with glazed panel opening to:

**ENTRANCE PORCH:** An inviting and spacious area with window to side, wood effect LVT flooring throughout, electric radiator and glazed door opening to:

**ENTRANCE HALL:** 3' 10" x 31' 9" (1.18m x 9.70m) With hatch to loft, two sun pipes and radiator. Doors to bedrooms and opening to:

### **KITCHEN/BREAKFAST/SITTING ROOM:**

**Sitting Room Area:** 16' 10" x 14' 7" (5.15m x 4.46m) Occupying the principal reception space with the sitting room complete with sliding panel glazed doors with side panes to rear opening to the rear terrace, radiator, high level window to side and vaulted ceiling with chandelier style lighting giving the room a genuine sense of space and theatre.

**Kitchen Area:** 9' 10" x 11' 6" (3.00m x 3.51m) Fitted with a matching range of white gloss fronted base units with quartz preparation surfaces over and inset composite sink unit with drainer to side and mixer tap above. Integrated appliances include fridge, twin Bosch electric ovens, four ring electric hob with extraction hood above. A breakfast bar is set

adjacent providing additional seating, and emphasises the sociable aspect of the property.

**Dining Area:** 12' 9" x 10' 10" (3.91m x 3.31m) The dining area is set to the rear of the open plan kitchen/breakfast/sitting room with glass picture windows to rear affording views across the rear garden.

**UTILITY ROOM:** Fitted with a matching range of grey base and wall units with preparation surfaces over and inset composite single sink unit with drainer to side and mixer tap above. Space and plumbing for dishwasher and door to side leading to the driveway.

**LAUNDRY ROOM:** 10' 11" x 8' 5" (3.33m x 2.57m) Fitted with a matching range of white gloss base units, composite single sink unit with drainer to side and mixer tap above. Space and plumbing for washing machine/dryer, window to rear, door to garden and internal door to garage.

**BEDROOM 1:** 12' 7" x 12' 0" (3.84m x 3.66m) Accessed via the entrance hall with window to side, fitted wardrobe and door to:



# Lavenders, Halstead Road, Eight Ash Green, Colchester, Essex, CO6 3PU

**EN-SUITE SHOWER ROOM:** Fitted with close coupled WC, pedestal wash hand basin and mixer tap above. Separately screened mixer shower and wall mounted heated towel radiator.

**BEDROOM 2: 11' 0" x 11' 0"** (3.37m x 3.36m) With window to side and radiator and door to:

**EN-SUITE SHOWER ROOM: 11' 0" x 3' 7"** (3.36m x 1.10m) Fitted with close coupled WC, pedestal wash hand basin with mixer tap above and separately screened mixer shower. Wall mounted fitted mirror, heated towel radiator and skylight.

**BEDROOM 3: 10' 6" x 9' 8"** (3.22m x 2.95m) Currently being utilised as a dressing room and offering excellent potential as a third bedroom with two wardrobe units, window to side and radiator.

**BEDROOM 4/FAMILY ROOM: 12' 7" x 12' 0"** (3.84m x 3.66m) Currently being utilised as a study however offering excellent potential as a further family room or bedroom if so required, with window to front and radiator.

**FAMILY BATHROOM: 11' 1" x 6' 11"** (3.38m x 2.13m) Fitted with close coupled WC, twin wash hand basins within a fitted vanity unit with mixer taps above and wall mounted mirror. Panel bath with tiling above and mixer shower over, glass screen and obscured glass window to front. Airing cupboard housing hot water cylinder tank and gas fired boiler.

## Outside

The property is situated on Halstead Road and is approached by a shingle driveway with five bar gate providing space for several vehicles. Access is provided to the:

**GARAGE: 11' 2" x 16' 10"** (11' 2" x 16' 10" (3.41m x 5.14m)) With electric roller door to front, light and power connect and personnel door to rear.

The rear gardens are one of the property's most striking attributes with a single expanse of lawn, rear patio, a variety of shrubs and mature trees with vegetable garden beyond, set within a total plot size of approximately 0.175 acres.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** C. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///arrow.laugh.sob

**LOCAL AUTHORITY:** Colchester City Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** D.

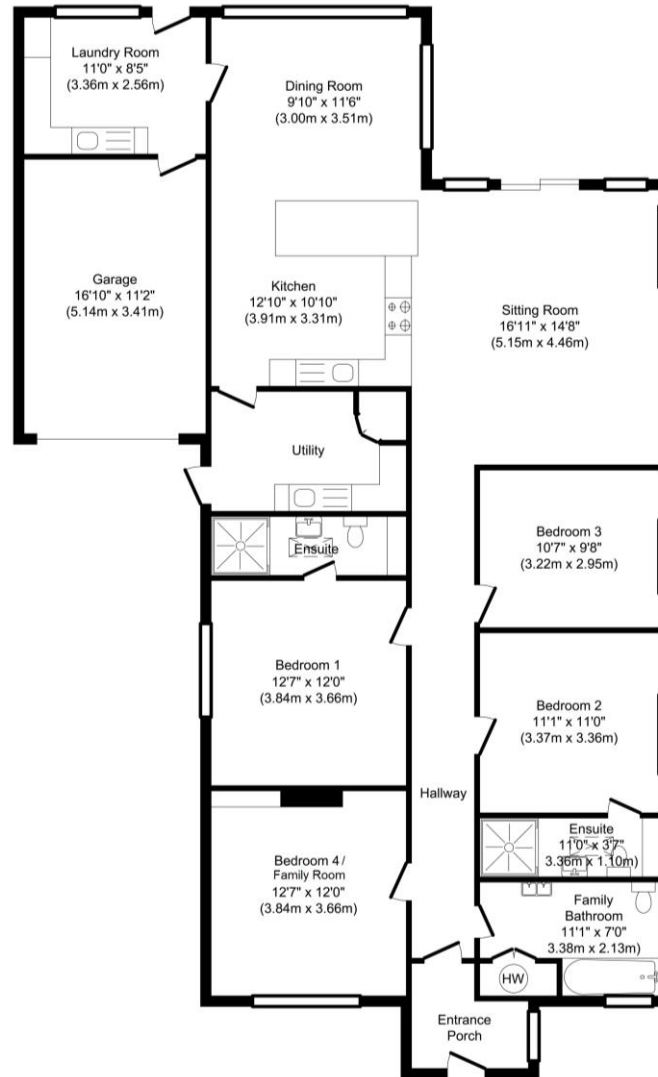
**BROADBAND:** Up to 900 Mbps (Source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

# Lavenders, Halstead Road, Eight Ash Green, Colchester, Essex, CO6 3PU



Ground Floor  
Approximate Floor Area  
1829.11 sq. ft.  
(169.93 sq. m)

TOTAL APPROX. FLOOR AREA 1829.11 SQ.FT. (169.93 SQ.M.)  
Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2024



