

TEMME ENGLISH

COLCHESTER & VILLAGES



**Edwarde Mark Drive, Colchester, CO5 7LP  
POA**

# Edwarde Mark Drive, Colchester, CO5 7LP

\*\*\* SOLD USING TEMME ENGLISH DISCREET MARKETING TOOLS \*\*\* This immaculately presented and well-proportioned four bedroom detached family home is situated in this popular South side village, providing excellent access to the nearby Langenhoe Community Primary School. It is also within easy reach of Colchester and Mersea Island, which both can be accessed via direct bus routes. Internally the stunning property consists of high specification fittings throughout, with the accommodation comprising an entrance hallway, ground floor cloakroom, study, spacious lounge, large kitchen, separate dining room and utility area, with the first floor benefiting from four good sized bedrooms, a dressing room and an en-suite shower room to the master and an additional four piece-suite family bathroom. The property further features off road parking and a detached, converted double garage to the front, as well as an attractive, well-maintained rear garden.

## Entrance

Composite entrance front door into:

## Entrance Hall

Radiator, stairs leading to first floor galleried landing, storage cupboard housing alarm system, CCTV system and fuse box, doors leading to:

## Dining Room

11'10" x 8'7" (3.61m x 2.62m )

Window to front, coved cornicing, radiator.

## Kitchen

18'11" x 8'11" (5.77m x 2.72m )

Window to front, work surfacing with base units and drawers under, eye level storage cupboards, space for domestic appliances, integrated fridge/freezer, gas hob and electric double oven, inset one and a half bowl sink unit.

## Office

6'11" x 7'8" (2.13m x 2.34m )

Window to front, radiator.

## Cloakroom

Low level WC, vanity hand wash basin, heated towel rail, porcelain tiled flooring, fully tiled splashbacks, obscure double glazed window to side aspect

## Lounge

17'7" x 10'11" (5.38m x 3.35m )

Window to side, gas charcoal effect fireplace with marble hearth, patio doors to:

## Utility Area

Matching eye and base level units, work surfaces incorporating inset sink and drainer

## Conservatory

16'2" x 12'4" (4.93m x 3.78m )

Quarter brick and UPVC construction with gas filled double glazed windows to all aspects with fitted blinds on the inside of all the windows, tiled flooring, air conditioning heaters, double patio doors with double glazed panels leading to rear garden, roof UPVC constructed with self cleaning double glazed glass, fan,

## First Floor Landing

Airing cupboard housing wall mounted boiler, radiator, loft hatch, double glazed window to front aspect, doors leading to:

## Master Bedroom

17'7" x 11'1" (5.36m x 3.4m )

Window to front, built-in wardrobes, radiator, door to:

## En Suite

Three piece suite comprising walk in shower with rain effect shower head, low level WC, vanity hand wash basin, fully tiled splashbacks, porcelain tiled flooring with under floor heating, extractor fan, heated towel rail, LED white glow lights, obscure double glazed window to side aspect, shaver point

## Bedroom Two

9'10" x 7'10" (3m x 2.39m )

Window to front, radiator, built-in wardrobes.

## Bedroom Three

9'8" x 8'5" (2.97m x 2.57m )

Window to rear, radiator, built-in wardrobes.

## Bedroom Four

8'5" x 7'4" (2.59m x 2.26m )

Window to front, radiator.

## Bathroom

Fitted suite comprising; P-Shaped bath, low level WC, wash basin with vanity unit under, heated towel rail, fully tiled, underfloor heating, window to rear.

## Rear Garden

Commences with patio area, with the rest mainly laid to lawn, Willow tree, garden enclosed by panel fencing to all sides and rear, outside lights, outside power, outside water tap, Wendy house to remain with power, lighting and electric heater, access to conservatory and kitchen from rear garden, side gated access to front driveway

## Front Garden

Shed to remain, mainly laid to block paving driveway providing off road parking for numerous vehicles, low level picket fence enclosing driveway, landscaped pebbled areas, side gated access to rear garden, security lighting, access to entrance front door, access to:

## Detached Converted Garage

Dry lined, three Duplex heaters, consumer unit, fully boarded loft space, power and lighting, double sliding patio doors with double glazed panels leading to driveway

## Agents Notes

This property sits on 0.18 of an acre. Approx 7800 Sq ft

## Directions

