



Brockwell Lane, Kelvedon, Colchester

Situated within a peaceful cul-de-sac in the highly sought-after village of Kelvedon, Ivy Cottage is a beautifully presented four double bedroom detached family home offering generous and versatile accommodation throughout. With a south-easterly facing garden, off-road parking and the mainline railway station within walking distance, this home perfectly balances village lifestyle with excellent commuter convenience.

Guide price £550,000

Brockwell Lane

Kelvedon, Colchester, CO5



- Detached family home in a quiet cul-de-sac location
- Dual-aspect sitting room with French doors to garden
- South-easterly facing enclosed rear garden
- Gas central heating | EPC C | Council Tax Band E
- Four double bedrooms
- Kitchen / breakfast room with integrated appliances & banquette seating
- Off-road parking for at least two vehicles
- Principal bedroom with en-suite shower room
- Four-piece family bathroom plus ground floor cloakroom
- Walking distance to mainline station (London Liverpool Street approx. 45–50 mins)

The Property

A storm porch welcomes you into the entrance hallway, which benefits from a useful under-stairs storage cupboard and access to the principal ground floor rooms.

To the front of the property, currently being used as a snug/study, is a flexible reception space ideal for home working, playroom or separate living area.

The sitting room is a particularly attractive dual-aspect space, filled with natural light and featuring French doors opening directly onto the beautifully planted rear garden, creating a seamless connection for entertaining and family living.

The kitchen / breakfast room is well-appointed and thoughtfully arranged. The kitchen area includes integrated dishwasher, double oven, four-ring gas hob with extractor hood, and space/plumbing for a freestanding washing machine. A utility cupboard houses the combination boiler and provides additional space for a freestanding tumble dryer and fridge freezer. Excellent storage is provided by a comprehensive range of cupboards and drawers.

To the front of the room, an informal dining area with fitted banquette seating and concealed storage creates a charming and practical breakfast space.

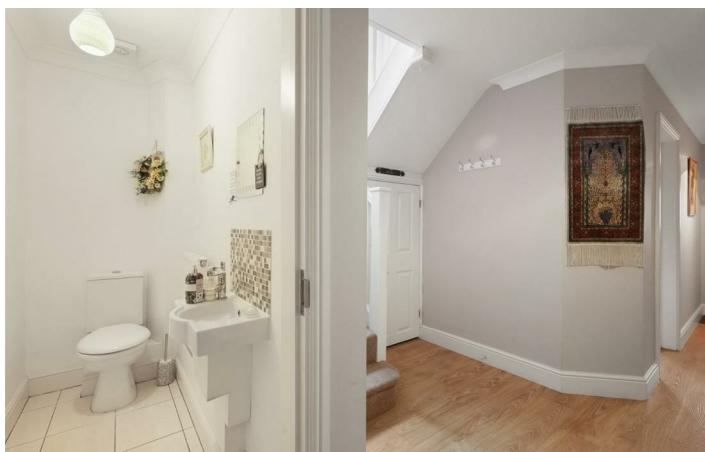
The ground floor is completed by a cloakroom fitted with WC and hand basin.

Ascending to the first floor, the landing is beautifully lit by an arched window and provides access to four double bedrooms.

The principal bedroom is positioned to the rear of the property and enjoys a pleasant outlook over the garden. The adjoining en-suite comprises a double shower enclosure, pedestal basin, WC and heated towel rail.

Bedrooms two and three are well-proportioned doubles to the front of the property, while bedroom four - currently arranged as a dressing room - benefits from built-in wardrobes and would equally serve as a nursery, study or guest bedroom.

The four-piece family bathroom is well finished and comprises a double-ended bath with mixer tap, separate double shower cubicle, vanity unit with inset basin, WC and heated towel rail. An airing cupboard with additional heater is located on the landing.



Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

Ivy Cottage, Brockwell Lane

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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