



21 ENDSLEIGH COURT,

COLCHESTER, ESSEX CO3 3QN

NP NICHOLAS
PERCIVAL

Having been extended and thoroughly modernised by the present owners, 21 Endsleigh Court offers four double bedrooms, the master suite with dressing area and shower room, an open plan ground floor kitchen / dining / living area, study, family bathroom and ground floor shower room. There is the additional benefit of a self-contained annexe, ideal for multi-generational living. Ample off-road parking is provided and there is an attractively planted rear garden.

Tenure Freehold | Council Tax Band D, Improvement Indicator Applies
Air Source Heat Pump (newly installed) | Underfloor Heating To Ground Floor
EPC C



Property

The property opens to an entrance hallway with two useful storage cupboards for coats and shoes. The heart of the home is the open plan kitchen/living and dining area, that allows light to flood the space with windows to three aspects, including bi-fold doors to the garden and a sky lantern above the dining area.

The well-equipped kitchen features twin integrated NEFF ovens, an integrated five ring gas hob and accompanying extractor hood. Space and plumbing is provided for a free standing dishwasher and there is

space for a free standing American style fridge / freezer.

Ample storage is provided by the sleekly designed cupboards and drawers, set within an attractive Quartz worktop, that sweeps round to form a breakfast bar, ideal for informal dining.

The utility room provides further workspace and storage as well as space and plumbing for both a free-standing washing machine and free standing tumble dryer.

To the front of the property there is a study, a useful space for those that work from home, and the shower room completes the ground floor

accommodation and is comprised of a shower cubicle, toilet, heated towel rail and handbasin set within a vanity unit. Powered by an air-source heat pump (newly installed by the owners) underfloor heating spans the ground floor.

Ascending the stairs to the first floor, there are four spacious double bedrooms. The master bedroom suite to the rear of the property has twin Juliette balconies that enjoy views of the garden. Screened from view behind sliding doors there is a dressing area and beyond this, the accompanying shower room comprising of a shower cubicle with both rainfall shower head and mixer hose attachment, heated

towel rail, hand basin set with a vanity unit and toilet. Bedrooms two, three and four (all doubles) all have built in wardrobe space.

The family bathroom completes the internal accommodation and is comprised of a bath with shower screen, rainfall head and mixer hose attachment, handbasin set within a vanity unit, toilet and heated towel rail.

The Annexe

Adjacent to the main house is a very useful self-contained annexe that is comprised of a sleeping / living area and separate



shower room and is ideal space for multi-generational family life.

Outside

The property is approached via a large block-paved driveway that provides ample parking for several vehicles. There is gated access to the rear garden beyond. Adjacent to the house there is a patio, providing an excellent space for relaxation and the entertainment of family and friends, whilst enjoying the neatly planted garden, featuring numerous roses. The garden itself is mainly laid to lawn.

Situation

Endsleigh Court is in the desirable and sought after location of Lexden, Colchester. Schooling options are first rate with a number of highly desirable establishments close at hand. The city of Colchester benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre.

For the commuter the mainline railway station provides an inter-city connection to London in around 50 minutes, the A12 and A120 are also easily accessible for onward travel to Chelmsford and Stansted Airport.

Agents Notes

Underfloor heating to the ground floor, via air-source heat pump.

Council Tax Band D – Please note improvement indicator applies.

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any

prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

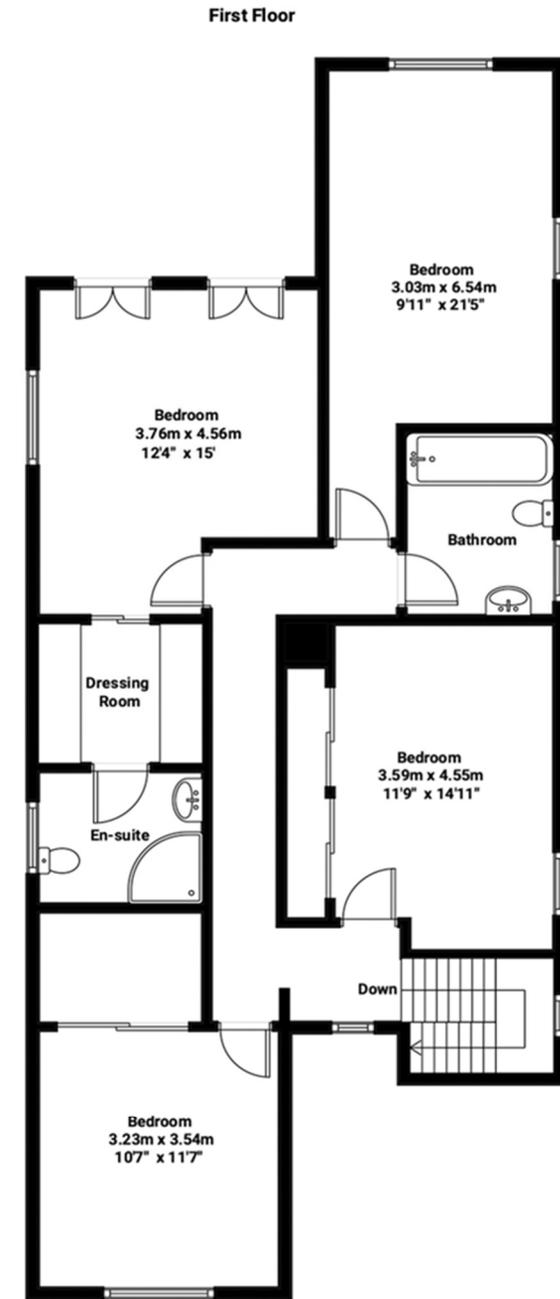
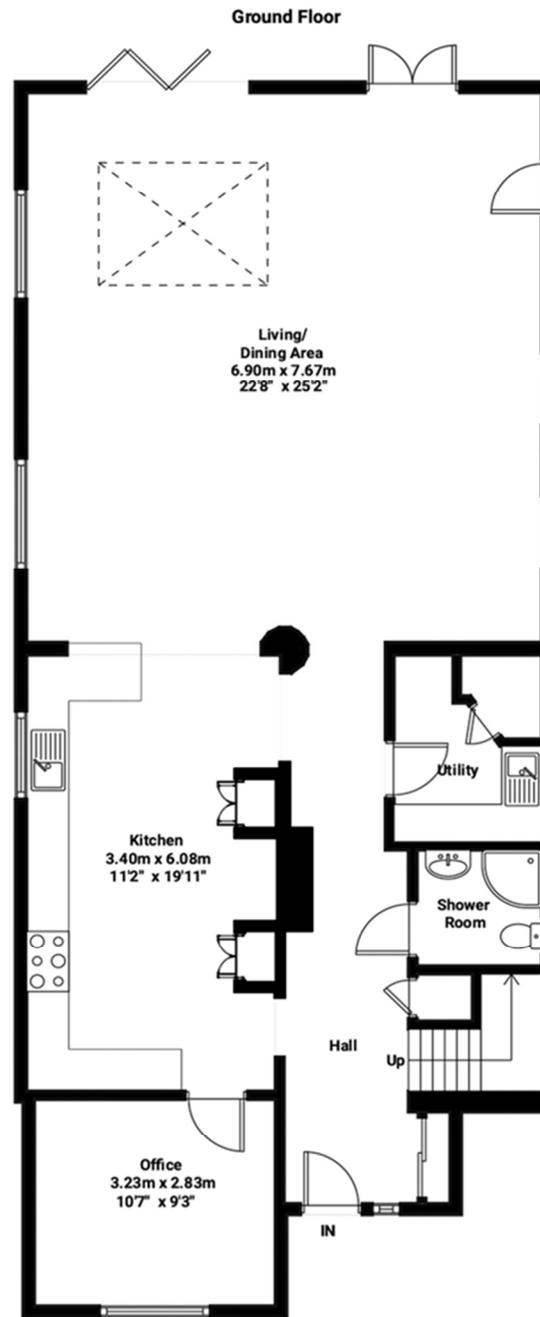
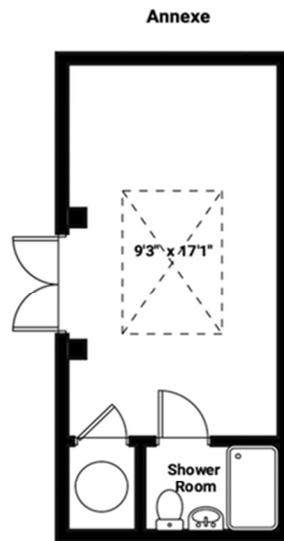
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TOTAL APPROXIMATE FLOOR AREA:
TOTAL: 2274.3 sq ft (211.29 sq mt)
HOUSE: 2081.9 sq ft (193.41 sq mt)
ANNEXE: 192.4 sq ft (17.88 sq mt)



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