



PETE TYE BUNGALOW, PELDON ROAD, PELDON

COLCHESTER, ESSEX, CO5 7PD

NP NICHOLAS
PERCIVAL

Offered with No Onward Chain, fully modernised, updated and extended is this detached four bedroom family home finished to a very high standard and specification, comprised of an open plan kitchen / dining / living area with underfloor heating, two en-suite bedrooms, family bathroom, utility room, office, boot room, large double detached garage, ample driveway parking including carport. Cat 6 Ethernet is supplied to all rooms – 1 Gbps fibre optic broadband connection (Data Cabinet / Network Switch in situ). The property enjoys extensive views over open farmland and Pete Tye Common.

Council Tax Band D (improvement indicator applies) | Oil Fired Central Heating EPC C | Private Drainage System | Tenure Freehold



Property

The property opens to an entrance hallway that leads through to the open plan, kitchen / dining / living area that features porcelain floor tiles and underfloor heating.

The kitchen features a corian breakfast bar, ideal for informal dining, integrated BOSCH dishwasher, double oven, induction hob, microwave and fridge freezer. The kitchen provides ample storage with a good array of cupboards and drawers in the shaker style (with both plinth and cabinet lighting) and is finished by twin ceramic butler sinks. Colour temperature changing dimmable lighting can adjust the ambience of the room to suit the time and the mood. Two sets of French doors

provide access to the garden and block work patio. The utility provides space for both a freestanding washing machine and tumble dryer. There is also a heated towel rail. The office to the front has twin ethernet ports and provides an ideal work from home space. The ground floor bedroom (which if preferred could easily be used as a second sitting room or dining room), with bay window has a very appointed en-suite featuring Ideal Standard sanitary ware (used throughout the property) and features a digital shower with both rainfall shower and mixer hose, handbasin set within a vanity unit, illuminated, heated mirror cabinet, heated towel rail and w/c. The w/c completes the ground floor accommodation.

Ascending the stairs to the first floor, the landing provides very useful eaves storage, as well as a snug / second office area. The main bedroom offers panoramic views from the balcony and the ensuite is similarly appointed as the ground floor bedroom. Bedroom three is a double to the front and bedroom four a single to the rear. The family bathroom with bath and mixer hose attachment, handbasin set within a vanity unit, heated and illuminated mirror cabinet and w/c completes the internal accommodation. Adjacent to the house is the carport the leads through the plant / boot room containing the oil boiler and a water softener, and to the front of this is a useful lockable shed space.

Outside

The property is approached via an 'in and out' gravelled driveway providing ample of-road parking in addition to the detached double garages. Both garages have Velux windows to the roof and loft space storage. To the rear of the garage there is covered storage area. The oil tank, greenhouse and further storage is discreetly screened from view.

The garden is mainly laid to law. Pete Tye Common lies to the front of the property and a footpath around the adjoining agricultural field leads to Abberton reservoir, a haven for wildlife.



Situation

Pete Tye Bungalow is located on the outskirts of the popular village of Langenhoe, there is a local primary school and a community store, providing a range of everyday essentials. A short drive away is Colchester which has an enviable choice of secondary schooling options in both the private and state sectors. Colchester provides all the leisure, recreational and shopping facilities expected of a major regional centre. London Liverpool Street Station can be accessed in under one hour from Colchester's mainline station. Mersea Island is close at hand and benefits from a number of shops, cafes and bars. The island is renowned for its sailing and seafood.

Agents Notes

The owner has implemented an extensive schedule of improvement works to the property, including;

- The construction of the detached double garage block.
- Fully re-wired the property.
- New roofs to the entirety of the main house as well as all outbuildings.
- The installation of new radiators with Thermostatic Radiator Values throughout.
- Additional thermal and acoustic insulation has been added to the original ground floor.
- The heating system was replaced in 2020.
- The sewage treatment plant was installed in 2023 and commissioned in 2024.

The improvement works and double storey extension and were completed in 2025.

The original property was underpinned in the early 1970's and the present owner reports no subsequent issues.

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.



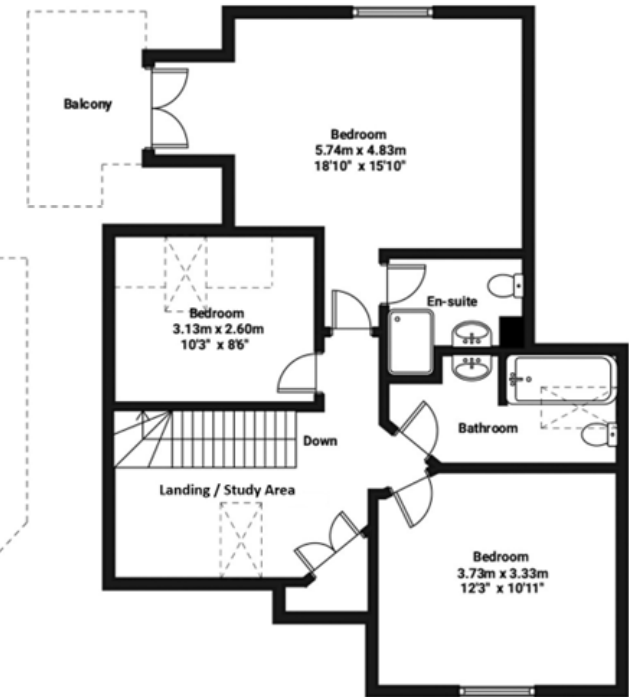
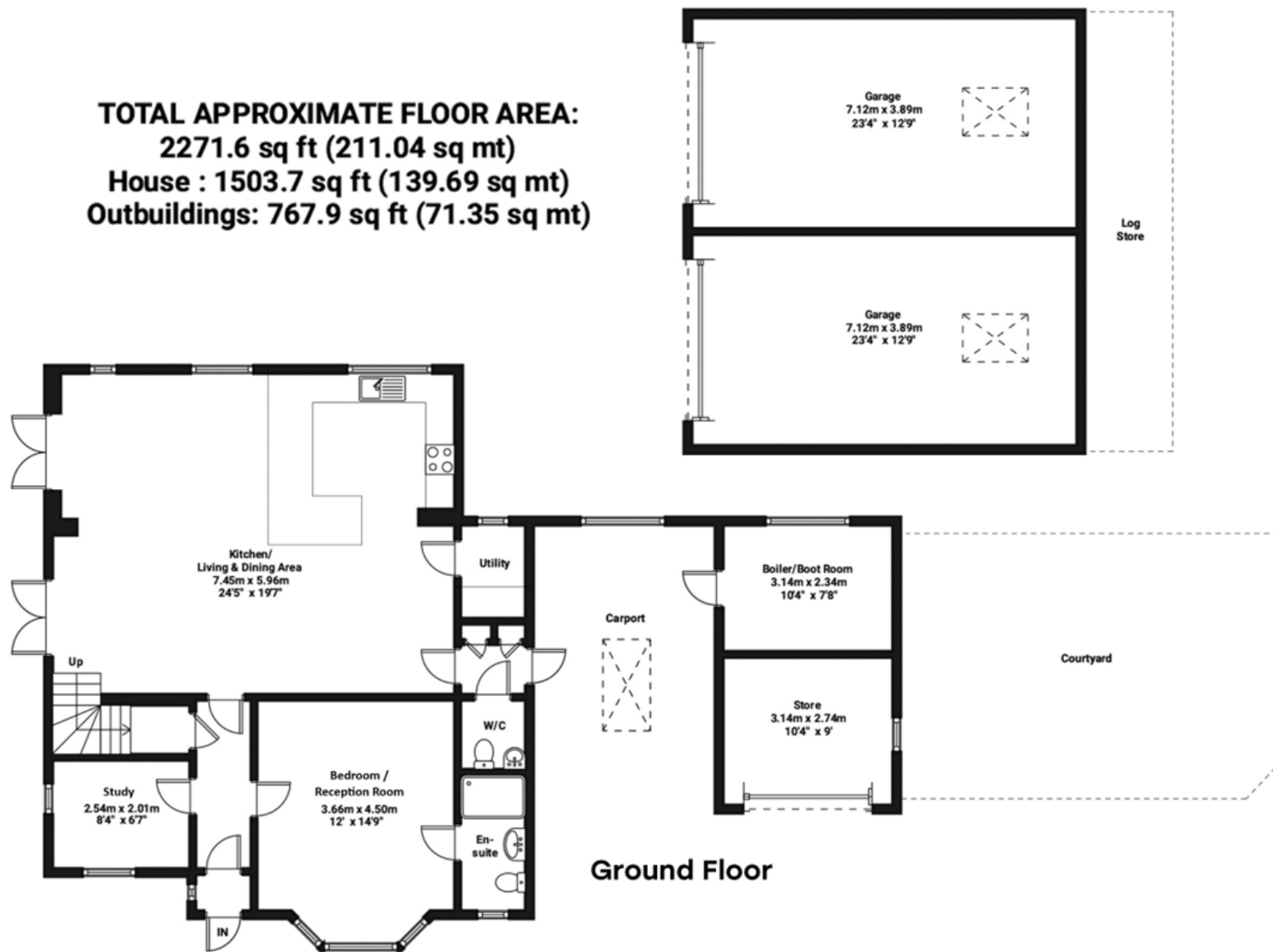
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 and water 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).

NICHOLAS PERCIVAL are proud to be members of;





TOTAL APPROXIMATE FLOOR AREA:
2271.6 sq ft (211.04 sq mt)
House : 1503.7 sq ft (139.69 sq mt)
Outbuildings: 767.9 sq ft (71.35 sq mt)



Pete Tye Bungalow, Peldon

Illustration for identification purposes only. Measurements are approximate and not to scale.

