



IVY COTTAGE, BROCKWELL LANE, KELVEDON,

COLCHESTER, ESSEX, CO5 9BB

NP NICHOLAS
PERCIVAL

Located on a quiet cul-de-sac is this very well presented four bedroom detached family home in the sought after village of Kelvedon, with its wide range of useful amenities including mainline railway station, which is within walking distance, for onward travel to London. The home is comprised of a sitting room, dining room (presently used as music room / study) kitchen / breakfast room, master bedroom with en-suite shower-room, four piece family bathroom, cloakroom, and off-road parking. The enclosed south easterly facing rear garden is beautifully planted.

Tenure Freehold | Gas Central Heating | EPC C

Easy Access for the A12 and A120 | Local Primary & Secondary Schools Both Rated as 'Good'

Council Tax Band E



Property

A storm porch welcomes you to the property and provides access to the entrance hallway with useful under stairs storage cupboard. The dining room is to the front of the property and is presently used as a music room / snug.

The sitting room is dual aspect with French doors to the beautifully planted rear garden.

The kitchen / breakfast room is well appointed. The kitchen area contains the following integrated appliances, a dishwasher, a double oven, a four ring gas hob and an accompanying extractor hood, there is also space and plumbing for a free-standing washing machine. Ample storage is provided by a good array of cupboards and drawers. A utility cupboard houses the combination

boiler, as well as providing space for both a freestanding tumble dryer and free standing fridge freezer.

To the front of the property, there is an informal dining area with banquette seating and concealed storage.

The cloakroom completes the ground floor with toilet and handbasin.

Ascending the stairs there are four double bedrooms. The main bedroom is a spacious double to the rear of the property. The adjoining en-suite features a double shower, pedestal handbasin, toilet and heated towel rail. Bedrooms two and three are both doubles to the front of the property and the fourth bedroom is presently used as a dressing room with built in wardrobes.

The four-piece family bathroom completes the internal accommodation and is comprised of a double shower cubicle, double ended bath with mixer tap, handbasin set within a vanity unit, toilet and heated towel rail. There is an airing cupboard with small heater on the landing.

Outside

To the front of the property there is off-road parking for at least two vehicles, which is fringed by neatly planted borders.

There is gated access to the enclosed south easterly facing rear garden, that has been beautifully planted. Adjacent to the house there is a patio area for relaxation and entertainment, ambient lighting is connected to aid the enjoyment later in the evening. To

the side of the property there is a useful storage shed (with light connected) that will remain at the property.

Situation

Brockwell Lane is a quiet cul-de-sac in the popular village of Kelvedon, which supports a wide range of useful amenities including a small supermarket, post office, doctors surgery, dentist, chemist and range of eateries. The local primary school is within walking distance and was rated as 'Good' in the last Ofsted report, as was the local secondary school in the village of Coggeshall.

For the commuter, transport connections are first class. The mainline railway station in Kelvedon (also within walking distance) offers



a regular service to London Liverpool Street in around 45 minutes.

The A12 and A120 are both easily accessed. Slightly further afield is the historic city of Colchester which offers all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre. Colchester is also noted for its excellent schooling options in both the state and private sectors.

Agents Notes

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.





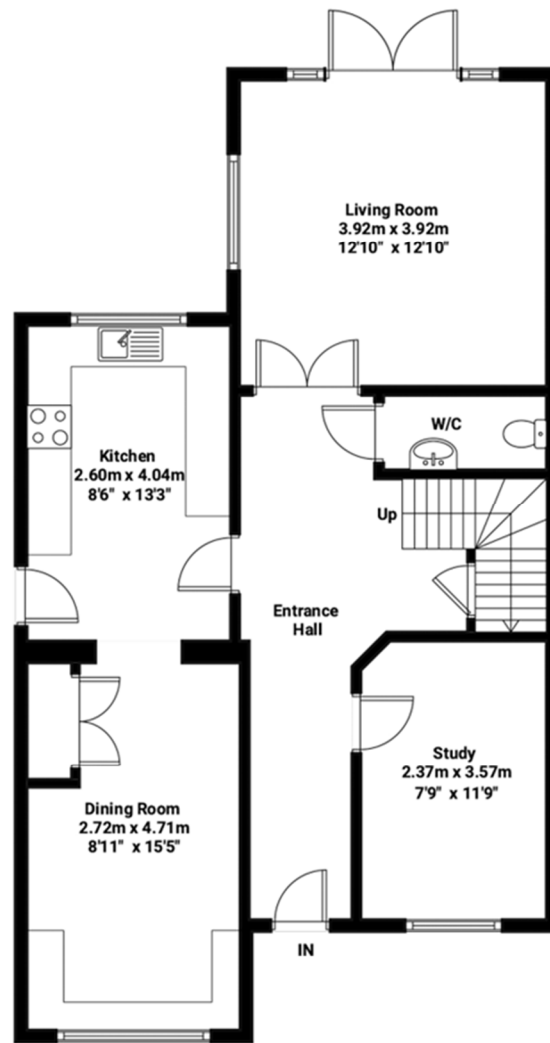
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

NP NICHOLAS PERCIVAL

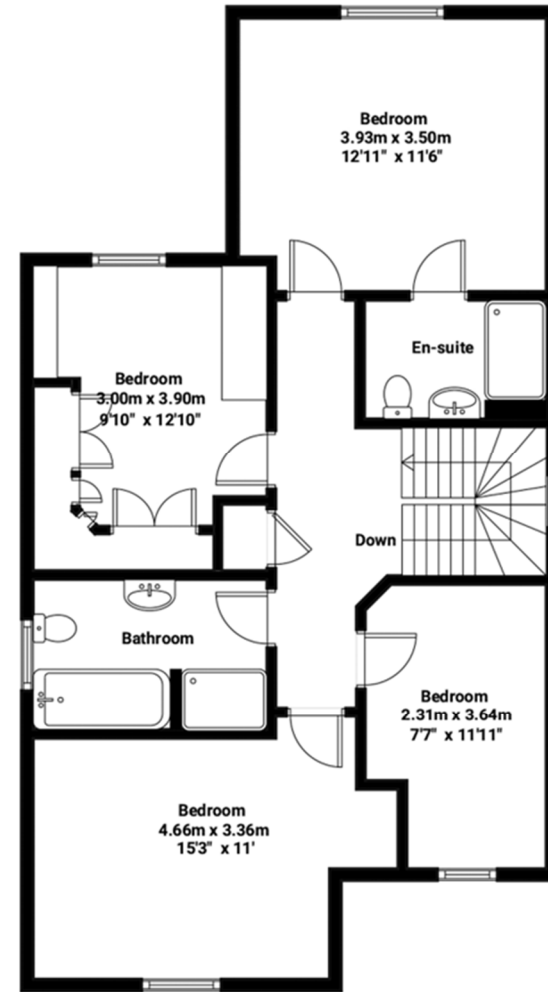
NICHOLAS PERCIVAL are proud to be members of;







Ground Floor



First Floor

TOTAL APPROXIMATE FLOOR AREA:
1387.4 sq ft (128.89 sq mt)

Ivy Cottage, Kelvedon

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

