



70 Colchester Road, Great Totham , Essex CM9 8DG
Offers in excess of £1,100,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

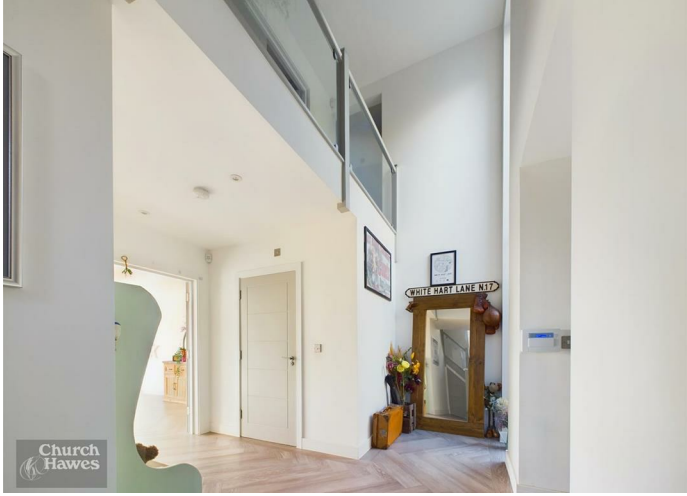
NESTLED IN THE CHARMING VILLAGE OF GREAT TOTHAM, this exquisite detached house on Colchester Road offers a perfect blend of modern living and serene countryside views. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and style.

Upon entering, you are welcomed into a generous entrance hall which affords access to the living room featuring a contemporary media wall, perfect for relaxing evenings or entertaining guests. The heart of the home is undoubtedly the expansive kitchen/family room, designed for both functionality and warmth. This space is perfect for family gatherings or casual dining, and it seamlessly connects to the utility room, enhancing the practicality of daily life.

Owing to its size the property could be arranged to suit applicants that require home office, playroom, or home gym, catering to a variety of lifestyle needs. The rear garden offers a pleasant retreat, where you can enjoy the picturesque countryside views, making it an ideal spot for outdoor entertaining or simply unwinding after a long day.

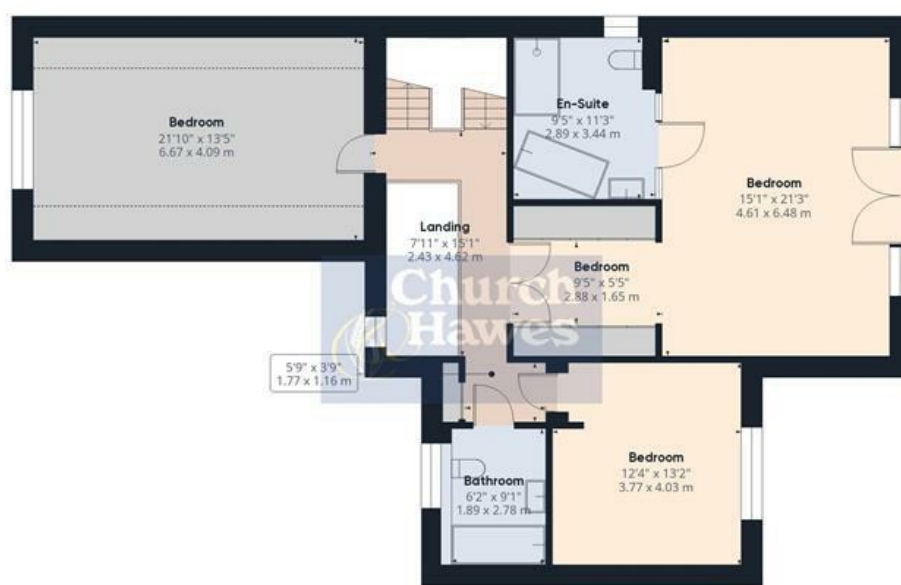
This stunning homes benefits from an air source heat pump with under floor heating to the ground floor and radiators to the upper floors.

Parking is convenient with a generous driveway and a garage, ensuring that you have all the room you need for vehicles and storage. This delightful home combines the best of rural living with modern amenities, making it a must-see for anyone looking to settle in a convenient, accessible location. Don't miss the opportunity to make this stunning property your new home. EPC: B, Council Tax: G.





Floor 0



Floor 1

Approximate total area⁽¹⁾

3180.95 ft²
295.52 m²

Reduced headroom

212.15 ft²
19.71 m²

(1) Excluding balconies and terraces

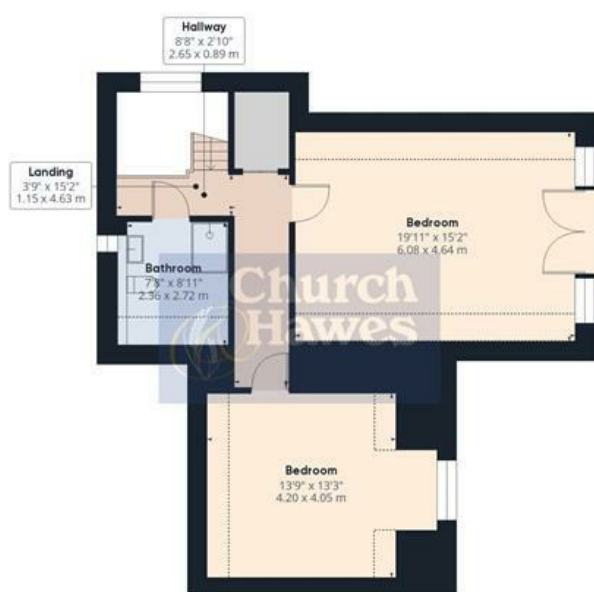
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 2

Bedroom/Study 19'11 x 15'2 (6.07m x 4.62m)

Oversized double glazed floor to ceiling windows to rear, double glazed French doors to Juliet Balcony with far reaching countryside views, radiator.

Bedroom 13'9 x 13'3 (4.19m x 4.04m)

Double glazed window to rear with far reaching countryside views, radiator.

Shower Room 8'11 x 7'3 (2.72m x 2.21m)

Circular double glazed window to front, wash hand basin with mixer tap and drawer unit below, tiled shower unit, w.c., heated towel rail.

Second floor landing

Double glazed window to side, stairs with glazed balustrades.

Galleried first Floor Landing

Double glazed window to front, glazed balustrades, radiator.

Principle Suite

Dressing Area 9'5 x 5'5 (2.87m x 1.65m)

Fitted wardrobe with sliding mirrored doors, open to:

Bedroom 21'3 x 15'1 (6.48m x 4.60m)

Oversized double glazed windows to rear, Double glazed French doors to Juliet Balcony with far reaching countryside views, two radiators, bespoke glazing to:

En-Suite 11'3 x 9'5 (3.43m x 2.87m)

Obscure double glazed window to rear, w.c., walk in shower, freestanding bath, wash hand basin with mixer tap and vanity unit, extractor fan and under floor heating. The bespoke glazing allows the occupant to enjoy the countryside views from the En-Suite, part tiled walls and tiled floor.

Bedroom 21'10 x 13'5 (6.65m x 4.09m)

Double glazed window to front, radiator.

Bedroom 13'2 x 12'4 (4.01m x 3.76m)

Double glazed window to rear, radiator.

Family Bathroom 9'1 x 6'2 (2.77m x 1.88m)

Obscure double glazed window to front, heated towel rail, extractor fan, suite comprising w.c., panelled bath with shower above and shower screen wash hand basin with vanity unit and mixer tap, part tiled walls and tiled floor.

Entrance Hall

Entrance door, karndean flooring, door to under stairs cupboard, full length double storage cupboard with sliding doors, double glazed window to front and side, under floor heating, doors to further accommodation including:

Living Room 22'10 x 17'1 (6.96m x 5.21m)

Double glazed windows to front and sides, media wall with display shelves.

Cloakroom 16'0 x 4'3 (4.88m x 1.30m)

W.C., wash hand basin with mixer tap, heated towel rail, under floor heating, karndean flooring, extractor fan.

Kitchen/Family Room 21'1 x 20'10 (6.43m x 6.35m)

Obscure double glazed windows to side, Double glazed Bi-fold doors to rear, karndean flooring with under floor heating, range of matching units topped with quartz work surfaces, AEG appliances including induction hob with down draught extractor, ovens, combination microwave, integrated fridge/freezer and dishwasher. door to:

Utility Room 9'5 x 6'1 (2.87m x 1.85m)

Double glazed window, range of matching units,

space and plumbing for washing machine and further under counter appliance, karndean flooring with under floor heating.

Garage 19'8 x 12'8 (5.99m x 3.86m)

Electric roller door to front, power and light connected part double glazed door and double glazed window to rear.

Rear Garden

Raised composite decked area with glazed balustrade, mainly laid to lawn, access to front via side gate, air source heat pump, post and rail fence to side and rear of garden.

Frontage

White picket fencing to front and side boundary, shingle driveway leading to garage and entrance.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Church Hawes



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