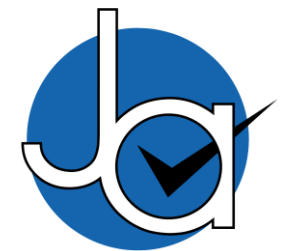




2 bedroom End Terraced House located in Peldon.

Guide Price
£280,000 - £300,000

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Peldon Crescent Peldon Colchester CO5 7QF



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £280,000 TO £300,000***

Backing directly onto beautiful open countryside, this two-bedroom end-of-terrace home offers spacious and practical accommodation, a covered car port and a delightful rear garden with stunning rural views. Situated within a sought-after village location, the property is perfectly suited to first-time buyers, downsizers or those seeking a peaceful lifestyle surrounded by countryside while remaining within easy reach of local amenities and offering ample potential for extension, subject to obtaining planning consent.

STEP INSIDE

Upon entering the property, you are welcomed into an entrance hall with staircase rising to the first floor and access into the generous sitting room measuring 13'2" x 12'1" (4.0m x 3.6m). This bright and comfortable reception space provides an excellent area for both relaxing and entertaining, with a large front-facing window allowing plenty of natural light to flood the room.

To the rear of the property, the accommodation opens into a well-appointed kitchen/dining room measuring 12'2" x 9'8" (3.7m x 2.9m). The kitchen is fitted with a range of storage units and work surfaces, offering ample space for food preparation, while a dedicated dining area provides the perfect setting for family meals and social gatherings.

Adjoining the kitchen is a convenient utility room measuring 4'9" x 3'9" (1.4m x 1.1m), providing additional appliance space and practical storage and door to the outside. Completing the ground floor is a cloakroom/WC.

The first-floor landing gives access to two excellent-sized double bedrooms. The principal bedroom measures 15'0" x 9'6" (4.5m x 2.9m) and enjoys attractive views towards the surrounding countryside, creating a peaceful retreat. Bedroom two is another generous double room measuring 13'5" x 9'2" (4.1m x 2.8m), offering flexible accommodation for family members, guests or those working from home.

Serving both bedrooms is the family shower room measuring 5'7" x 5'5" (1.7m x 1.6m), incorporating shower facilities, wash hand basin.

STEP OUTSIDE

Externally, the property benefits from a covered car port measuring 15'9" x 8'8" (4.8m x 2.6m) providing off-road parking, while a detached workshop measuring 8'0" x 5'1" (2.4m x 1.5m) offers useful storage or hobby space. The rear garden is a particular highlight, backing directly onto beautiful countryside fields and providing a wonderful setting to enjoy the changing seasons and uninterrupted rural views.

THE LOCATION

Situated within a highly sought-after village setting, the property enjoys the perfect balance of countryside living and everyday convenience. The village offers a range of local amenities including shops, pubs, schooling and recreational facilities, while nearby towns provide a wider selection of shopping and leisure opportunities. Surrounded by attractive countryside walks and scenic landscapes, the location is ideal for those who appreciate nature and outdoor living yet require convenient access to transport links for commuting further afield.



AGENTS NOTES

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

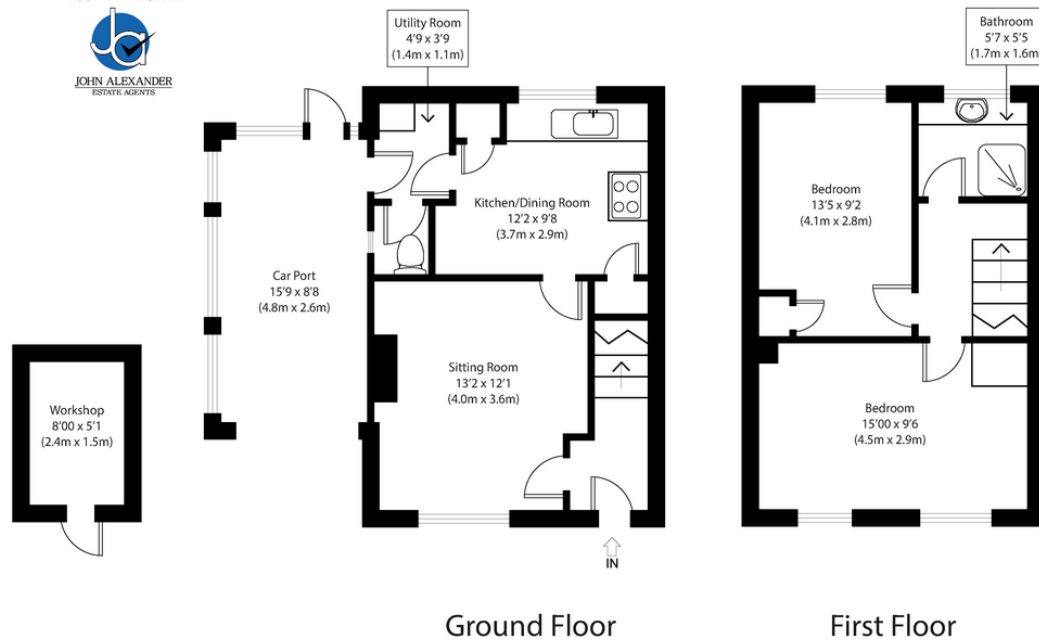




FLOORPLAN

Approximate Gross Internal Area
Main House 850 sq ft (79 sq m)
Outbuilding 40 sq ft (4 sq m)
Total 890 sq ft (83 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photobuildings.co.uk



DIRECTIONS

CONTACT

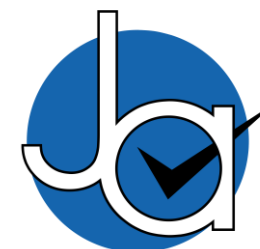
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