



Hizzy
ESTATE AGENTS

7 Fernlea, Colchester, CO4 5UA

Guide price £475,000 - £500,000

About the property

Situated within the popular Braiswick area to the north of Colchester, this spacious four-bedroom detached family home has been thoughtfully extended to both the side and rear, creating a versatile layout perfectly suited to modern family life. Complemented by a secluded rear garden, a garage and ample parking for approximately four to six vehicles, this is a home that offers both space and practicality in equal measure. Ideally positioned for local schools, the hospital, Colchester North Station with direct services to London Liverpool Street, and the renowned Colchester Golf Club, the property enjoys an excellent balance of convenience and family living. An entrance porch opens into a spacious and welcoming entrance hall, providing access to the principal ground floor accommodation. The impressive dual-aspect living room extends from the front of the property through to the rear, creating a bright and inviting living space with French doors opening onto the garden, making it equally suited to relaxing with the family or entertaining guests. A separate dining room provides an excellent setting for family meals and more formal occasions, while the generous kitchen/breakfast room is fitted with an extensive range of units, ample worktop space and breakfast bar seating, creating the true heart of the home. A particular highlight is the generous utility room, offering excellent additional storage, workspace and practicality, whilst also providing access to the rear garden. Completing the ground floor is a contemporary cloakroom and a separate home office, ideal for those working from home, although equally suited as a playroom, snug or hobby room. The first floor continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom complete with both a bath and

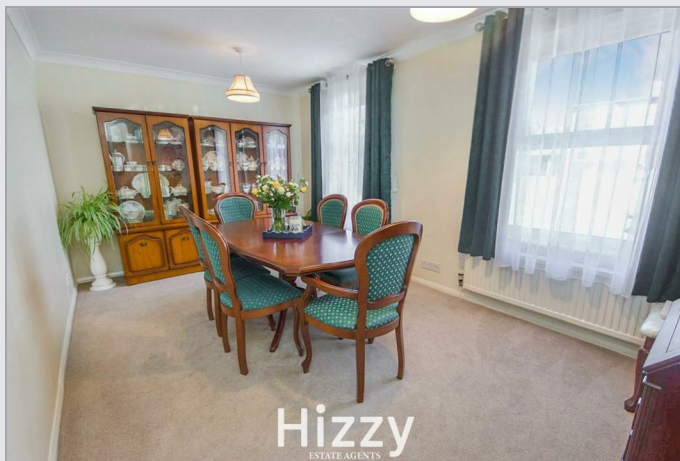
separate shower, providing practicality for busy family life. Having been thoughtfully extended and well maintained throughout, this is a home that offers generous and adaptable accommodation in one of Colchester's most sought-after residential locations, making it an excellent choice for families looking to enjoy both space and convenience.

Outside

Outside, the property continues to impress with a secluded rear garden, offering an excellent degree of privacy and a wonderful space for both relaxing and entertaining. A generous paved patio provides the ideal spot for outdoor dining, while the lawn is bordered by established planting, creating an attractive setting for families and keen gardeners alike. To the rear, an attached garage is complemented by a driveway providing off-road parking. A further driveway to the front of the property offers additional parking, with the combined parking accommodating approximately four to six vehicles, depending on vehicle size.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Band "D" council tax rating with the local authority being Colchester City Council. The What3words location is [///smile.score.haven](#). Broadband download speed available up to 1800mbps and upload speed up to 220 mbps (Source Ofcom). Mobile coverage outdoors is good on all networks with EE and Three having variable in-home coverage (Source Ofcom).





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- Popular Braiswick location
- Spacious dual-aspect living room
- Principal bedroom with en-suite

- Extended side and rear
- Kitchen/breakfast room & dining room
- Secluded rear garden & garage

- Four-bedroom detached family home
- Home office & generous utility room
- Parking for 4-6 vehicles



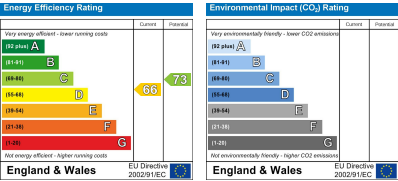


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Total area: approx. 153.5 sq. metres (1652.2 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.

EPC



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