

(Photos to follow) Property reference number: - 2001-1447 (COLCHESTER)

Home to a family with two children in the 5-12 age group.

They are looking to house swap in the school holidays.

KEY INFORMATION...

Bedrooms available:-	Double:- 2 (one is ensuite) single- 1, twin-1 with bunk beds (max:- 7 people)
Children welcome?:-	Yes all age groups are welcome
Pets that live here:-	No pets live here... only fish in the garden pond.
Re-dogs:-	Sorry, no dogs!

This detached house was built in 2000 and is situated in a cul-de-sac on a quiet street on the outer edge of Colchester market town. Although a large town, Colchester is surrounded by lovely countryside which is within easy walking distance from the house. It is Britain's oldest recorded town and the first Roman capital in England, and has much character and historical interest. It's also a vibrant, cosmopolitan town with lots to offer the holiday-maker. Easily accessed is the lovely Constable Country and many beautiful local towns & villages. Several lovely beaches are within half an hour's drive, including Mersea Island.

This attractive modern home is mainly open-plan living with the kitchen-diner leading into the lounge. Children will be very pleased to discover a good variety of toys, books & DVD's which they are welcome to enjoy. One of the double bedrooms is downstairs. The upstairs double has an ensuite bathroom. There is a downstairs toilet, an upstairs family bathroom as well as the en-suite. At the back of the house is a conservatory which leads into the enclosed garden, onto the decking. The garden is laid to patio, gravel & decking, and while the pond is small it is quite deep so need to be aware. There is garden table & chairs and a barbecue, and also a 'netted' trampoline. There are a variety of pot plants which house-swappers are asked to water if they are staying during a dry spell. They have lovely neighbours in the cul-de-sac. There is off-road parking.

The family attend Kingsland Church in Colchester, which is an Ecumenical free church. This is a thriving fellowship of about 150 people attending the morning services, and 100 in the evening. There are two morning services (9.15am and 11am) & the family attend the 9.15am one. The style of worship is contemporary & vibrant with good Bible teaching for the children too in their separate groups. Coffee is enjoyed after services in their coffee shop. There are several midweek meetings and activities for all age groups; see their website:- <https://kingsland.org.uk/>

Sport and Leisure	Large leisure centre in Colchester with swimming, gym, exercise classes etc. Outside spaces nearby for football, cycling, running etc. Hotel with pool and gym within 5 mins walk.
Free park	Small park 5 mins walk away with no major roads to cross. Larger park with woods to explore 15 mins walk away. Huge Castle Park in Colchester with play area, gardens, mini golf etc.
Local places of interest	Essex coast is 25 mins drive away, Highwoods Park, Firstsite art gallery, cinemas, Great Notley park, Colchester Castle, seeing Roman history in Colchester town centre, Chelmsford and Ipswich (large cities/towns) are 30 mins drive, 1 hr train into London, historic Cambridge 1 hr drive away.

<https://www.visitcolchester.com/>

<https://www.thebeachguide.co.uk/south-east-england/essex/top-10-beaches>

https://www.tripadvisor.co.uk/Attractions-g190735-Activities-Colchester_Essex_England.html

<https://www.dayoutwiththekids.co.uk/things-to-do/east/essex/colchester>