



**2 Colchester Court, DN5 8NX**  
**£260,000 GuidePrice**  
**Tenure Freehold**

- **Characterful Living Spaces**
- **Stunning Kitchen Design**
- **NEW KITCHEN & BATHROOM**
- **Striking Country-Style Interiors**
- **Unique Architectural Features**
- **Professionally Landscaped Gardens**

GUIDE PRICE £255,000 - £260,000 Where Country Style Meets Heritage Charm, A Timeless Twist on Tradition

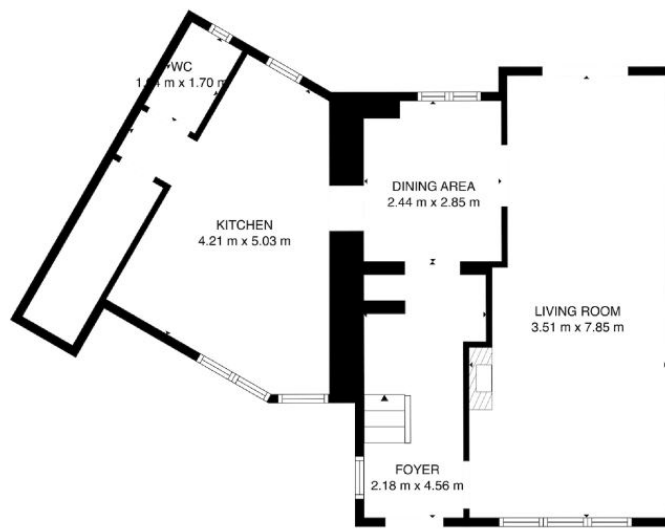
Welcome Homes are delighted to present this truly exceptional and fully renovated three-bedroom extended home, where rustic country style meets heritage charm, brought together with a modern twist on tradition. Set on a generous corner plot in the heart of Scawsby, this beautifully crafted property feels more like a countryside retreat than a suburban home, offering a relaxed, cottage-style vibe paired with high-end finishes and thoughtful design throughout.

Lovingly restored by the current owners, the home has undergone a back-to-brick renovation, with salvaged exposed brickwork, freshly plastered walls, and major upgrades including a complete rewire, new boiler, fire-rated steel doors, a new kitchen, and a luxury bathroom.

Set behind landscaped front, side, and rear gardens, with ample off-street parking, the home has plenty of curb side appeal, enhanced by new anthracite triple-glazed windows, high-security composite front and rear doors, and a rendered single-storey extension to the side of the property that complements its overall finish and adds valuable living space. The generous corner plot also offers potential to extend further, subject to necessary planning permissions.

Inside, the entrance hall makes a bold statement. A floor-to-ceiling block pole staircase stands at its centre, a visually striking architectural element that also serves as a sturdy structural support. This design-led feature is balanced with exposed brickwork and original wood flooring, setting the tone for the blend of character, texture, and quality that runs throughout the home.

The open-plan lounge and dining room is full of warmth and personality, featuring a traditional tartan carpet, statement exposed brick wall, ladder-style anthracite radiator, bespoke media wall crafted from reclaimed sleepers, and a brand-new statement wood-burning stove set on a slate hearth. The layout flows naturally through to a second reception room, ideal



TOTAL: 107 m<sup>2</sup>  
GROUND FLOOR: 67 m<sup>2</sup>, FIRST FLOOR: 40 m<sup>2</sup>

FLOOR PLAN CREATED BY WELCOME HOMES. MEASUREMENTS GIVEN ARE HIGHLY RELIABLE BUT NOT GUARANTEED.

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	71
(55-68) D	80
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC