



- Easy Access To Colchester's City Centre & A Choice Of Useful Amenities
- Modern Kitchen/Dining Area
- Sought After Location
- High Specification & Contemporary Finishes Throughout
- Spacious Accommodation
- Driveway & Garage
- Three Generous Bedrooms
- Three Reception Rooms
- Situated On The Popular 'Willows' Development

## 16 Wych Elm, Colchester, Essex. CO2 8PR.

Located on the 'The Willows' a sought after area to the south of Colchester is this sizeable three bedroom semi detached property, offering brilliant living space spread over two floors. The property comprises of a large porchway, offering boot and coat storage, a ground floor cloakroom, a fully open plan contemporary kitchen/dining area with integrated appliances, a generous living room and a separate study/play room to the rear. To the first floor offers three spacious bedrooms with inset storage and a family bathroom to the first floor.





# Property Details.

## Ground Floor

### Entrance Hall

With an entrance door to front, built in storage cupboard, UPVC window to side aspect, door into:

### Cloakroom

With a low level WC, wash hand basin, radiator, UPVC window to side aspect.

### Kitchen



11'10" x 7'1" (3.61m x 2.16m) With a range of wall and base units, sink and drainer unit, integrated appliances, wall mounted boiler, UPVC window to front

### Dining Room



12'10" x 12' (3.91m x 3.66m) With stairs leading to first floor, storage cupboard under, radiator.

## Living Room



18'4" x 10'7" (5.59m x 3.23m) UPVC doors to rear aspect, gas fire, radiator, double doors to study.

## Reception Room/Study



11' x 9'4" (3.35m x 2.84m) UPVC doors leading to the garden, UPVC window to rear aspect.

## Landing

With loft access, doors to all first floor rooms.

# Property Details.

## Bedroom One



11'4" x 10'10" (3.45m x 3.3m) UPVC window to rear aspect, radiator

## Bedroom Two



11'4" x 8'8" (3.45m x 2.64m) UPVC window to front aspect, radiator, two built in storage cupboards.

## Bedroom Three

7'8" x 7'6" (2.34m x 2.29m) UPVC window to rear aspect, radiator

## Bathroom



7'7" x 5'6" (2.31m x 1.68m) With a panel enclosed bath with shower over, low level WC, wash hand basin, radiator, UPVC window to front aspect.

## Outside



There is a garage with driveway parking. Side gate leading to rear garden, which commences with a paved patio area whilst the remainder is mainly laid to lawn with a decking area to the rear and enclosed by panelled fencing.

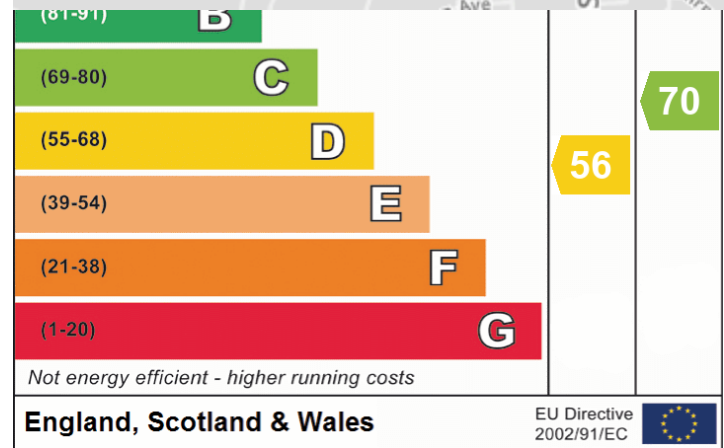
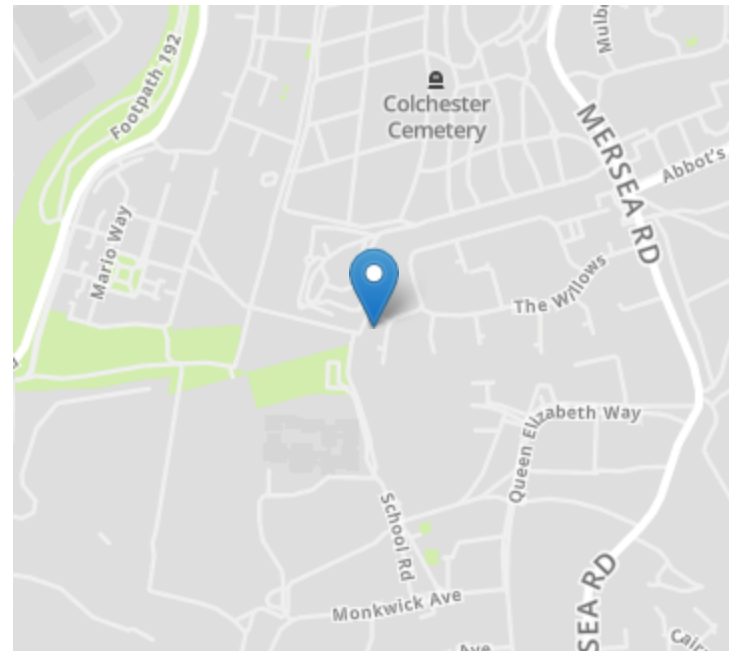


# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.