



- A Stunning Two Bedroom Detached House
- Favourable North Colchester Position - Close To Amenities & Schooling (Chesterwell Plaza)
- Constructed By Highly Reputable Builders 'Mersea Homes'
- Two Large Double Bedrooms
- Welcoming Entrance Hall With Downstairs Cloakroom
- Beautifully Appointed Kitchen With Integrated Appliances
- Contemporary Open Plan Living Accommodation
- First Floor Family Bathroom With Matte Black Taps
- Impressive Garden
- Off Road Parking

4 Sapphire Crescent, Colchester, Essex. CO4 6EH.

An exceptional example of a two bedroom detached home, presented to market in excellent order and complete with enviable specifications. Residing favourably on the in demand development 'Chesterwell' renowned for its family orientated neighbourhood, surrounding green spaces and wide range of amenities and schooling, this home presents itself as the ideal first time purchase for any individual, newly expanding family, working professional or couple alike. Complete with a stunning, private and enclosed rear garden and off road parking, this home is not to be missed.



Property Details.

Ground Floor

Entrance Hall

14' 2" x 6' 6" (4.32m x 1.98m) Entrance door to front aspect, stairs to first floor (feature panelling), radiator, consumer unit, door to:

Downstairs Cloakroom

3' 1" x 6' 4" (0.94m x 1.93m) Radiator, wall mounted wash hand basin with tiled splashback, W.C, geometric flooring

Kitchen/Dining/Reception Room



An open-plan Kitchen/Dining/Reception Room measuring in total - 25' 3" x 14' 4" (7.70m x 4.37m) and comprising of; a range of modern base and eye level units with worksurfaces over and drawers under, inset hob with extractor fan over, inset oven and grill, fridge/freezer, dishwasher, sink, drainer and mixer tap over, window to front and rear aspect, patio doors to rear aspect, radiator(s),

First Floor Landing

7' 6" x 6' 1" (2.29m x 1.85m) Window to side aspect, airing cupboard, loft access above, stairs to ground floor, doors and access to:

Property Details.

Master Bedroom



14' 6" x 8' 9" (4.42m x 2.67m) Window to rear aspect, radiator, built in mirror front wardrobes

Bedroom Two



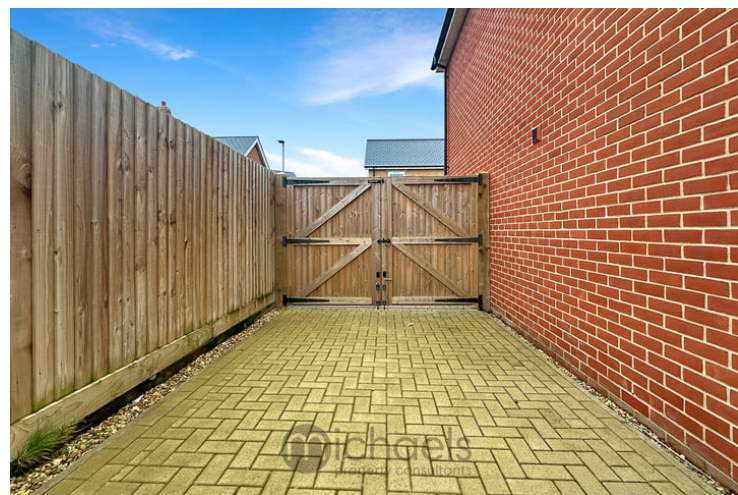
14' 4" x 9' 2" (4.37m x 2.79m) Window to front aspect, radiator

Family Bathroom



Family bathroom suite comprising of; panel bath with screen and shower over, pedestal wash hand basin, chrome wall mounted towel rail, tiled walls, W.C, window to side aspect

Outside, Garden & Parking



Outside, the homeowners benefit from a generous and enclosed rear garden. Commencing with an area laid to patio, the remainder is predominately laid to lawn and boundaries are formed by panel fencing. The sellers have further enhanced the garden with a seating area, formed by a block paved patio. Secure off road parking can be found behind imposing double gates, on a private driveway. Further parking is easily accessible on road and without restriction.

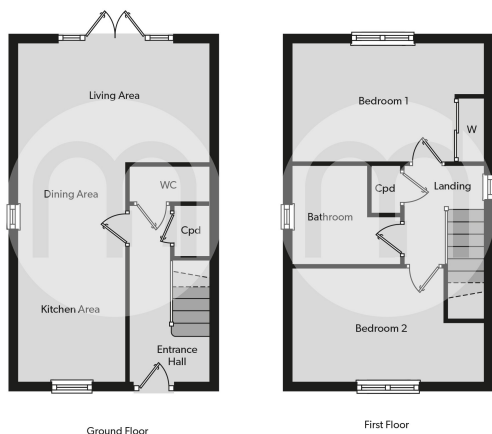
Additional Information

Please be advised this property is offered on a freehold basis.

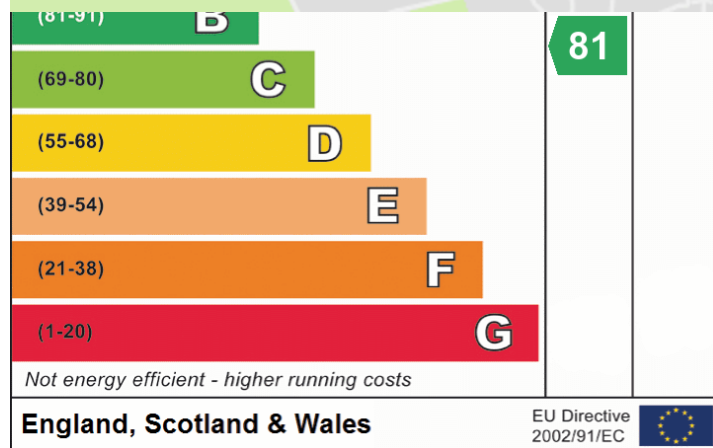
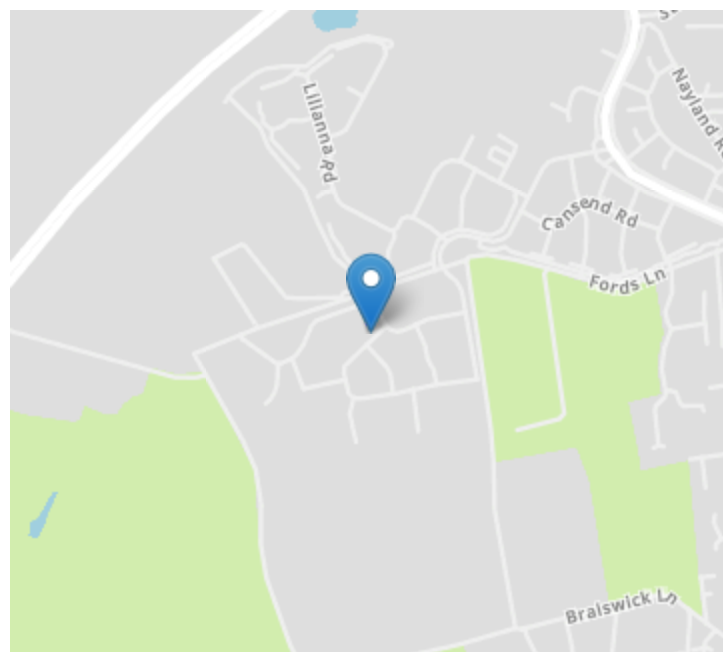
There is an annual estate charge applicable to this property, which maintains the private residential development and contributes towards its upkeep. We advised that all interested parties confirm this information and set up with their legal representative at an early stage of their conveyance, preventing any discrepancy.

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.