



2 Porter Drive, Chitts Hill, Colchester, Essex. CO3 9FQ.

The most impressive family home that offers a harmonious blend of contemporary design, functional elegance, and modern living comforts. This stunning residence presents an ideal opportunity to indulge in a lifestyle of comfort and convenience, being positioned to the West of Colchester's historic and vibrant city centre. It is therefore within moments of an array of excellent private and comprehensive education choices and also in easy reach of the ever expanding Tollgate Retail Park - home to an array of useful shops, amenities, restaurants and leisure facilities. This home has been constructed within recent years by a highly reputable national house builder, whilst being upgraded and presented to market in show home order by the current vendors. A stunning home that must be viewed to be appreciated in its entirety and still remains within its NHBC guarantee.

- The Most Impressive Four Bedroom Detached Family Home
- Occupying A Favourable Position To The West Of Colchester, Chitts Hill
- Close To An Array Of Education Choices & Amenities
- High Specification Finishes & Presented To Market In First Class Order
- Four Double Bedrooms
- Luxury First Floor Family Bathroom Suite & En-Suite Shower Room
- Two Reception Rooms
- Kitchen-Diner With A Range Of Integrated Appliances
- Well-Manicured Landscaped Rear Garden
- Off Road Parking & Added Benefit Of A Garage



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator x2, stairs to first floor, windows to front aspect, access & doors to:

Downstairs Cloakroom

5' 6" x 4' 9" (1.68m x 1.45m) W.C, pedestal wash hand basin with tiled splashback, tiled floor, radiator

Living Room



18' 2" x 11' 0" (5.54m x 3.35m) Window to front aspect, patio doors to rear aspect, radiator, communication points

Dining Room/Study/Play Room



13' 0" x 9' 7" (3.96m x 2.92m) Window to rear aspect, radiator, communication points

Kitchen-Diner



19' 0" x 17' 2" (5.79m x 5.23m) A high specification and modern fitted kitchen-diner comprising of; a range of subtle grey tone units with worksurfaces over, inset stainless steel sink, drainer and mixer tap over, tiled splashback, drawers under, inset oven and grill, inset gas hob with extractor fan over, integrated fridge/freezer, dishwasher, under counter space for washing machine, inset spotlights, tiled floor, windows to front aspect, radiator x2, patio doors providing access to rear garden

First Floor

Landing

Stairs to ground floor, window to rear aspect, x3 inset storage cupboard, access and doors to:

Master Bedroom



14' 9" x 11' 4" (4.50m x 3.45m) Window to front aspect, radiator, access to:

En-Suite Shower Room

6' 7" x 5' 10" (2.01m x 1.78m) Window to front aspect, radiator, W.C, walk in shower cubicle with tiled wall finish, pedestal wash hand basin with tiled wall splashback, tiled floor

Property Details.

Bedroom Two



17' 2" x 12' 8" (5.23m x 3.86m) Windows to front aspect, radiator

Bedroom Three



11' 10" x 8' 0" (3.61m x 2.44m) Window to front aspect, radiator, built in storage cupboard

Bedroom Four

11' 5" x 6' 10" (3.48m x 2.08m) Window to rear aspect, radiator

Family Bathroom



14' 10" x 8' 2" (4.52m x 2.49m) A luxury family bathroom suite comprising of, tiled wall and floor finish, vanity his and her basin, panel bath with screen and shower over, W.C, window to rear aspect

Outside, Garden, Parking & Garage



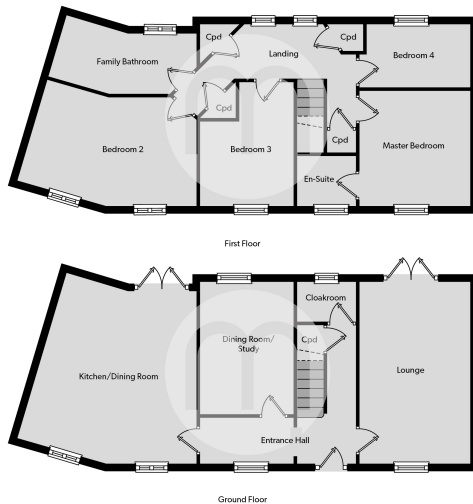
Outside a charming oasis awaits.. The well-manicured garden and patio area offer a serene escape, perfect for al fresco dining, entertaining guests, or simply unwinding amidst the gardens beauty. A pergola provides the perfect place for shaded relaxation, whilst the remainder of the garden is further complimented by an array of mature shrubs, plants and hedges. Central areas are predominately laid to lawn and a raised bark border is also featured. Completing outside, secure gated side access provides access to private driveway, enclosed by a handsome brick wall and providing off road parking for multiple vehicles. There is also the added benefit of a garage, with garden access.

Agents Note

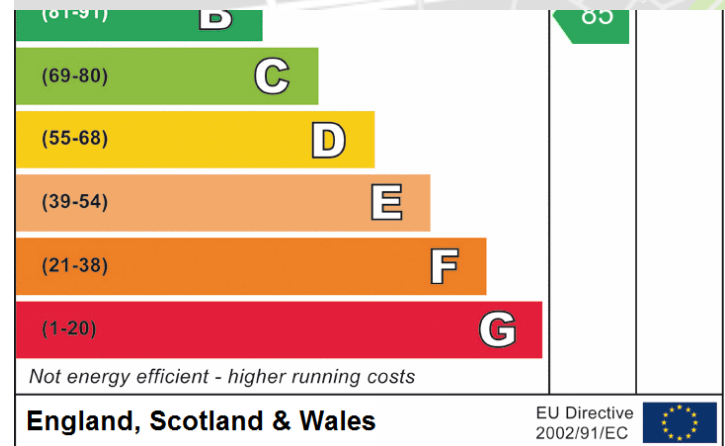
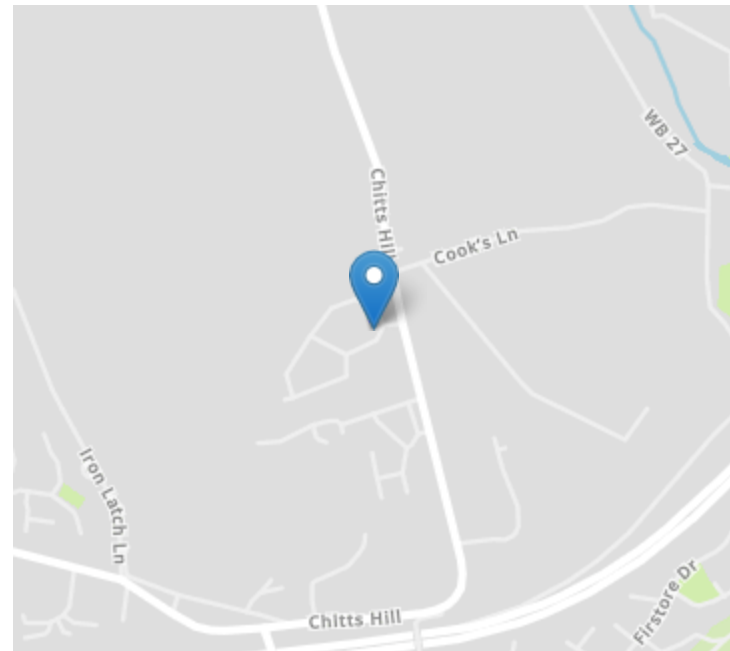
Please note we have been advised a usual estate charge is payable per annum, which contributes to the upkeep of the immediate area and its services. We advise all interested parties to confirm the fee payable and set up, with their respective solicitor at an early stage of their conveyance to prevent 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.