



- Exceptional Three Bedroom Detached Family Home
- Occupying A Favorable Position On This Sought After Development
- Recently Fitted Kitchen/Family Room
- Sizeable Living Room
- Two Large Double Bedrooms & Sizable Third Bedroom
- Family Bathroom Suite
- Newly Modernised En Suite To Master Bedroom
- Offered with No Onward Chain

4 Pier Close, Colchester, Essex. CO2 9FW.

An exceptional example of a large three bedroom detached family home, positioned favorably to the South of Colchester and overlooking a small greensward in arguably one of the best positions on this sought after development. Presented to the market in excellent order, this property offers an abundance of both living and bedroom space throughout. The ground floor accommodation comprises of a welcoming entrance hall, large reception room and a recently fitted modern kitchen & family room - making the ideal hosting space.



Property Details.

Ground Floor

Entrance Hall

UPVC window to rear aspect, under stairs storage cupboard, wood effect flooring, radiator, stairs rising to first floor.

Cloakroom

Low level WC, pedestal wash hand basin, radiator, extractor fan, fuse box.

Living Room



14' 8" x 12' 5" (4.47m x 3.78m) UPVC window to front aspect and French doors leading to the rear, electric fire place, TV and telephone points, radiator.

Kitchen/Diner



25' 8" x 12' 8" (7.82m x 3.86m) UPVC windows to front and side aspects and French doors leading to the garden, a range of base and eye level units with work top over, inset one and a half bowl stainless steel sink unit with tap and drainer, tiled splash backs, double Hotpoint electric oven, induction hob with extractor over, integrated fridge/freezer, plumbing for washing machine and dishwasher, two radiators, vinyl flooring.

First Floor

Landing

UPVC window to rear aspect, loft access, cupboard housing the combi boiler, radiator, doors leading to;

Bedroom One



11' 5" x 11' 1" (3.48m x 3.38m) UPVC window to front aspect, double built in wardrobe, radiator, door to ensuite.

EnSuite



UPVC window to rear aspect, low level WC, vanity wash hand basin, fully tiled double walk in shower cubicle, part tiled walls, chrome heated towel rail, extractor fan, spot lights.

Property Details.

Bedroom Two



13' 0" x 8' 4" (3.96m x 2.54m) UPVC windows to front and side aspects, double built in wardrobe, radiator.

Bedroom Three



10' 5" x 9' 2" (3.17m x 2.79m) UPVC dual aspects windows, double built in wardrobe, radiator.

Family Bathroom



UPVC window to front aspect, low level WC, pedestal wash hand basin, panel bath with shower rinser, mixer taps and glass screen, chrome heated towel rail, part tiled walls, extractor fan.

Garage

Up and over door, power and light, additional electric sockets, partition wall, loft space, door leading to rear garden.

Garden & Parking



The south facing rear garden comprises of a paved patio, landscaped lawn, raised decking area, garden tap, shed/summer house to remain, gated side access, fully enclosed by panel fencing.

The property also benefits from a gated driveway and further private parking space. Visitors parking is available on the surrounds road.

Property Details.

Floorplans



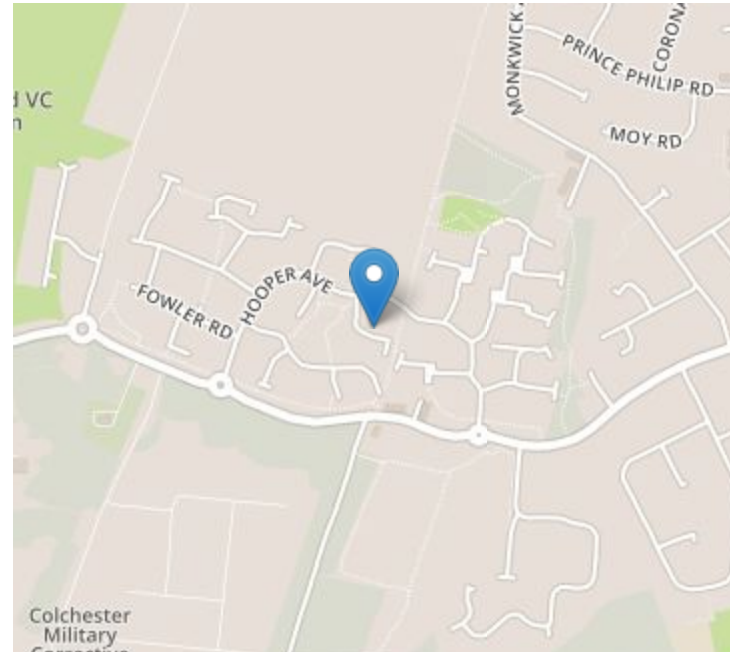
GROUND FLOOR



1ST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with SketchUp 2019

Location



Energy Ratings

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.