



- A Well Maintained & Modern Terrace Home
- Resin Driveway For Multiple Vehicles
- Spacious Reception Room & Conservatory
- Jack & Jill Bathroom
- Two Generous Bedroom & Single Bedroom
- Generous Garden With Decking & Pergola
- Suitable For A First Time Buyer Or Working Professional
- North Colchester Location
- Close To An Array Of Education Choices & Amenities

9 Crown Bays Road, Colchester, Colchester, Essex. CO4 0BU.

** Guide Price £270,000 to £290,000 ** Situated to the north of Colchester, just off Ipswich Road, this generously sized three-bedroom, mid-terraced family home offers an impressive range of features and ample space throughout. Internally, the property boasts a modern kitchen, a spacious living room, and a charming conservatory. Upon arrival, you are welcomed by a resin driveway leading to the porch. Inside, the ground floor begins with a spacious living room featuring an electric fire and an understairs storage cupboard. The kitchen provides ample dining space, a stylish butler sink, and modern units. Completing the ground floor is a delightful conservatory with French doors opening onto the garden.



Property Details.

Ground Floor

Porch

Main entrance door into porch, coat and boot storage, door into:

Living Room



18' 0" x 12' 0" (5.49m x 3.66m) UPVC window to front aspect, radiators, understairs storage, door into:

Kitchen/Dining Area



Range of modern units, cupboards and work surfaces, space for appliances, dining space, UPVC window to rear aspect, tiled flooring, butler sink, spot lighting, French doors into:

Conservatory



16' 6" x 6' 5" (5.03m x 1.96m) Space for utilities, plug sockets, internal brick wall, French doors to garden.

First Floor

Landing

Access to loft hatch, door to:

Bedroom One



12' 6" x 8' 9" (3.81m x 2.67m) UPVC window to rear aspect, radiator, door to jack & jill bathroom.

Property Details.

Bedroom Two



12' 0" x 6' 3" (3.66m x 1.91m) UPVC window to front aspect, radiator, built in sliding wardrobes, door to jack & jill bathroom.

Bedroom Three



9' 3" x 8' 7" (2.82m x 2.62m) UPVC window to front aspect, radiator.

Bathroom



9' 3" x 8' 7" (2.82m x 2.62m) Obscured window to rear aspect, chrome heated towel rail, panelled bath, low level W.C, vanity wash basin, wood laminate flooring, tiled walls.

Outside

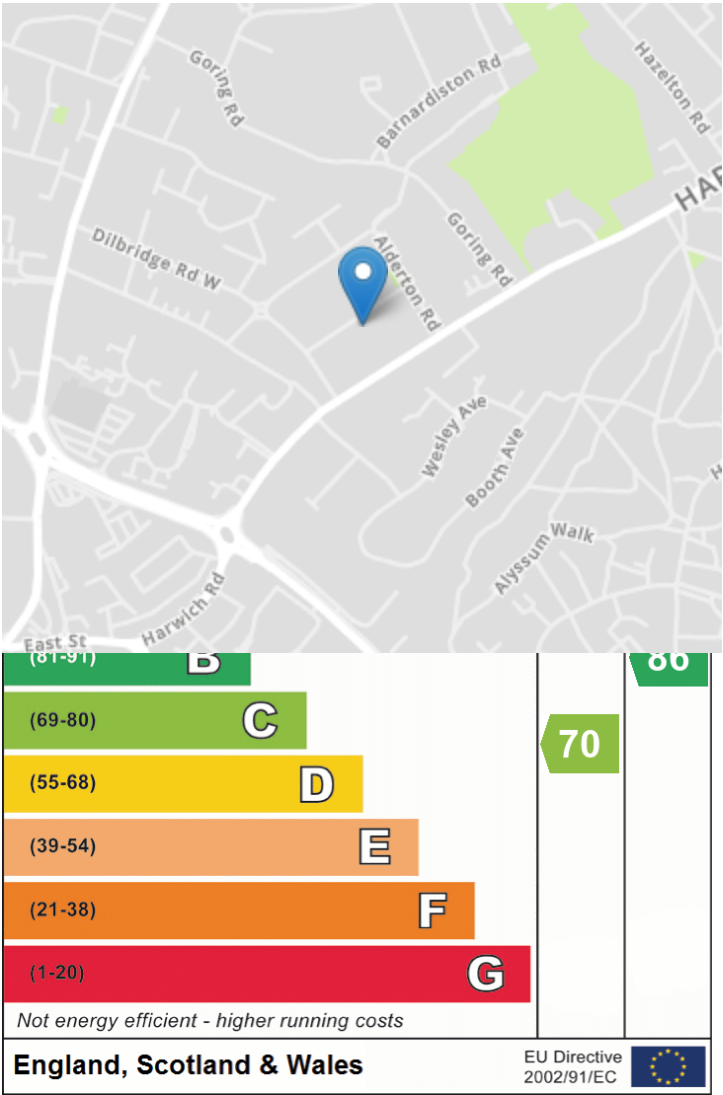


Externally, the property features a sizeable garden with raised flower beds, a decking area with a timber pergola, and a lawn enclosed by panel fencing. At the rear, there is a gated section that includes two timber sheds and a workshop/studio. The front of the property offers a driveway with parking space for two vehicles.

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.