



- Charles Church Build
- Four Bedroom Semi-Detached Family Town House
- Reception Room With Bay Front Window & Feature Fireplace
- Garage & Off Road Parking
- Kitchen-Diner With Integrated Appliances
- Sun Room With Vaulted Glass Ceiling
- Four Well Proportioned Bedrooms
- En-suite And Luxury Bathroom

### 3 Breeze Lane, Colchester, Essex. CO4 5XU.

\*Virtual Tour Available - Please See Virtual Tour Tab\*

A stunning example of a well appointed four bedroom semi-detached family home, with its accommodation evenly distributed across three floors, allowing for modern day living - ideal for the expanding family. Originally built by Persimmon Homes superior brand, Charles Church, it occupies a favorable position just moments from Colchester's North Station, offering unrestricted station access with direct lines to London Liverpool Street. The perfect home for the working professional.



# Property Details.

## Entrance Hall

10' 6" x 16' 8" (3.20m x 5.08m) UPVC entrance door to front aspect, stairs to first floor, double doors (leading to living room), wooden floor, under stairs storage cupboard, radiator, further doors to:

## Living Room



11' 8" x 16' 7" (3.56m x 5.05m) UPVC bay window to front aspect, radiator x2, gas feature fireplace with marble hearth, television aerial point

## Cloakroom

W.C, wash hand basin

## Open Plan Kitchen-Diner



Kitchen Area 8' 10" x 9' 11" (2.69m x 3.02m) A range of modern fitted high gloss units with roll top working surfaces over, integrated electric fan assisted double oven & grill, integrated fridge & freezer, inset four ring gas hob with extractor fan over, inset stainless steel sink with tap over and drainer, cupboard housing gas boiler, integrated dishwasher & washing machine, engineered wood flooring, UPVC window to rear aspect

Dining Area 10' 2" x 9' 11" (3.10m x 3.02m) Radiator, engineered wood flooring throughout, down-lighters (STN), Television aerial point, open plan to:

Sun Room 9' 11" x 7' 8" (3.02m x 2.34m) Engineered wood flooring, UPVC vaulted glass ceiling, UPVC windows to rear aspect, UPVC french doors to side aspect (leading to rear garden)

## First Floor

### First Floor Landing

Stairs to ground & second floor, UPVC window to front aspect, radiator, further doors to:

### Family Bathroom

Family bathroom suite comprising of double width shower cubicle, 'p-shape' panel bathtub, pedestal wash hand basin, W.C, UPVC window to rear aspect, tiled finish

### Bedroom Three

11' 10" x 8' 11" (3.61m x 2.72m) UPVC window to rear aspect, radiator. Television aerial point

# Property Details.

## Master Bedroom



12' 2" x 13' 2" (3.71m x 4.01m) UPVC bay window to front aspect, radiator, built in wardrobes with double doors, Television aerial point, further door to:

## En-Suite



Chrome wall mounted towel rail, W.C, pedestal wash hand basin, walk in shower cubicle, tiled wall finish

## Second Floor

### Second Floor Landing

UPVC velux style window to front aspect, stairs to first floor, airing cupboard, doors to:

### Bedroom Two

12' 3" x 10' 8" (3.73m x 3.25m) UPVC window to rear aspect, radiator, Television aerial point

## Bedroom Four

12' 3" x 8' 6" (3.73m x 2.59m) UPVC window to front aspect, radiator, Television aerial point

## Second Floor W.C

W.C, wall mounted wash basin

## Garden, Parking & Garage

### Outside



As previously mentioned, the seller has invested both time and money into an impressive rear garden. The garden is private and features a well maintained raised decking area, accompanied by artificial grass and enclosed by a brick block paving. There is an array of feature mature shrubs and plants throughout, with the feature shrubs being enclosed by large pebbles and lit with LED mains lighting. To the rear of the garden, a further raised decking area can be found, making the ideal outdoor seating area, perfect for late evenings and al-fresco dining. There is the added benefit of an outdoor tap and a gate providing side access to the front driveway.

If that wasn't enough in itself, a garage with full power and off road parking for two cars can be found to the side of the property. Further parking is easily accessible on road.

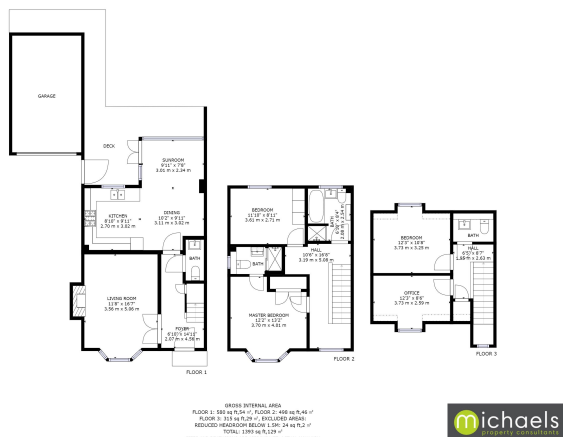
### Additional Information

Loft Space: Loft benefiting from power and light. Television Aerial and distribution system.

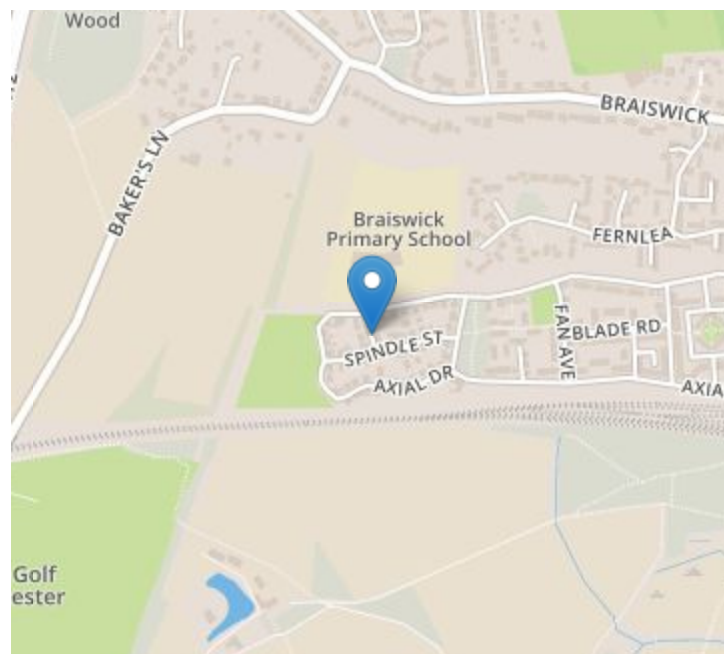
The house is fitted with an alarm system, as is the garage.

# Property Details.

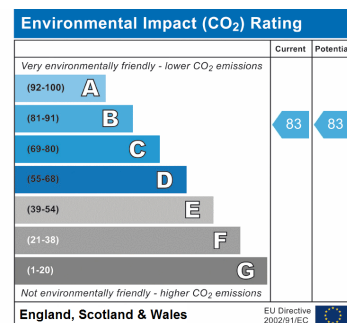
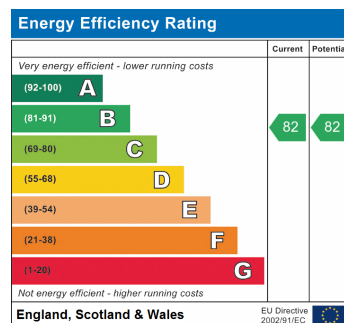
## Floorplans



## 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.