



- GUIDE PRICE £350,000 - £375,000
- Offered with No Onward Chain
- Detached Family Home
- Four Sizeable Bedrooms
- Two Reception Rooms
- Kitchen & Breakfast Room
- Utility Room
- Ground Floor Cloak Room, En suite & Family Bathroom
- Private Rear Garden
- Garage & Allocated Parking

63 John Mace Road, Colchester, Essex. CO2 8WW.

GUIDE PRICE £350,000 - £375,000 A sizeable four bedroom link-detached family home, positioned to the South of Colchester and offers an abundance of living and bedroom space throughout. Ideal for the expanding family this property features two well proportioned reception rooms, further highlights of the ground floor accommodation include a contemporary modern fitted kitchen/breakfast room, utility room and a downstairs cloakroom. The first floor consists of four generous bedrooms, with the master bedroom featuring a tiled en-suite bathroom. There is also the added benefit of a further family bathroom.



Property Details.

Ground Floor

Entrance Hall

Radiator, staircase to first floor with storage cupboard under, doors to:

Cloakroom

Low level WC, pedestal hand wash basin, radiator, inset spotlights, extractor fan.

Kitchen/Diner



15' 7" x 17' 9" (4.75m x 5.41m)

Utility Room

6' 5" x 6' 2" (1.96m x 1.88m)

Living Room



22' 4" x 11' 8" (6.81m x 3.56m) Two UPVC windows to side, French doors to side, television and telephone points.

Dining Room



16' 2" x 14' 8" (4.93m x 4.47m) Radiator, UPVC window to front and side.

First Floor

Landing

Loft hatch, storage cupboard, UPVC window to rear, radiator, doors to:

Master Bedroom



14' 8" x 10' 3" (4.47m x 3.12m) Radiator, UPVC window front & side, door to :

Property Details.

En-Suite



Low level WC, pedestal hand wash basin, walk in shower cubicle, UPVC window to front, extractor fan.

Bedroom Two



14' 8" x 9' 1" (4.47m x 2.77m) Radiator, UPVC windows to front and rear.

Bedroom Three

11' 8" x 10' 3" (3.56m x 3.12m) Radiator, UPVC windows to side and rear.

Bedroom Four

12' 2" x 6' 9" (3.71m x 2.06m) Radiator, UPVC window to rear.

Bathroom



Low level WC, pedestal hand wash basin, panel bath, UPVC window to front, extractor fan.

Garage

Up & Over door, power and light connected, door to garden.

Garden & Parking

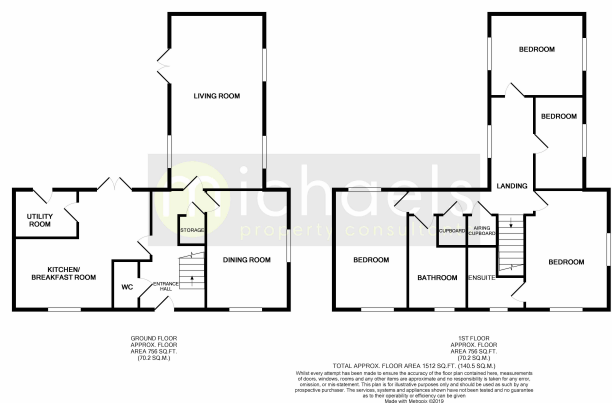


The rear garden comprises of a generous patio area, landscaped lawn, garden tap, further paved and covered patio area, door leading to the garage.

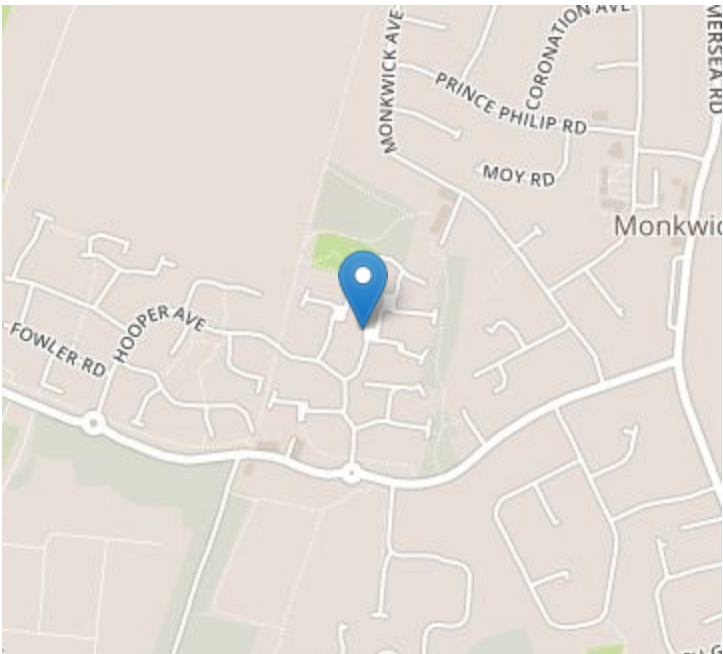
The property benefits from two parking spaces and visitors parking is available.

Property Details.

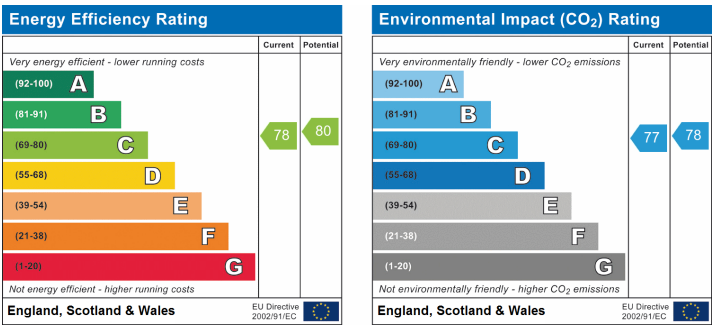
Floorplans



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.