



- Sought After Location
- Freehold Coach House
- Two bedrooms
- Two bathrooms
- Sizeable Open Plan Living/Family/Kitchen
- Two Car Ports
- Walking distance to Town & Mainline Station

41 Saw Mill Road, Colchester, Essex. CO1 2ZL.

This remarkable two bedroom link detached Freehold coach house was built by highly reputable developer Hills Homes to an exceptional specification in 2014. Set in an exclusive gated development, the property offers absolute tranquillity whilst being within walking distance to the Town and Station. The property enjoys exceptional space throughout, with bright and contemporary accommodation approaching 850 square ft. This includes two double bedrooms, two bathrooms and a fabulous open plan living space measuring 22' x 16', featuring a Juliette balcony. Outside the property benefits from two car ports providing secure parking, Viewings are strongly recommended to appreciate this unique property.



Property Details.

Entrance Hall

UPVC entrance door, stairs rising to first floor,

Living/Family/Dining Room



16' 3" x 20' 9" (4.95m x 6.32m) The high specification kitchen area comprising of a inset stainless steel one and a half bowl sink unit with mixer tap over, roll top work surface with base units under, space for domestic appliances, eye level cupboards, stainless steel oven, hob and extractor fan, two velux windows, low voltage lighting, wood flooring.

Sitting room area comprises of two radiators, double glazed Juliette Balcony, velux window to front, recess/study area. TV and phone points.

Landing

Airing cupboard, doors leading to;

Family Bathroom



Velux window, Panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal wash basin, wall tiling, shaver point, chrome heated towel rail.

Bedroom One



10' 11" x 11' 2" (3.33m x 3.40m) Juliette balcony, radiator, storage cupboard, door leading to ensuite.

Property Details.

En Suite



Velux window , fully tiled shower cubicle, pedestal wash basin, low level WC, part tiled walls, shaver point, chrome heated towel rail.

Bedroom Two

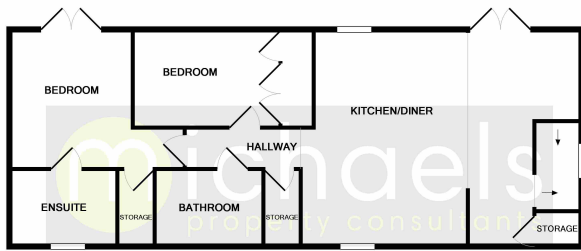
11' 3" x 7' 0" (3.43m x 2.13m) Velux window to front, radiator.

Outside

The private court year offers two car ports, both measuring 16'6 in length.

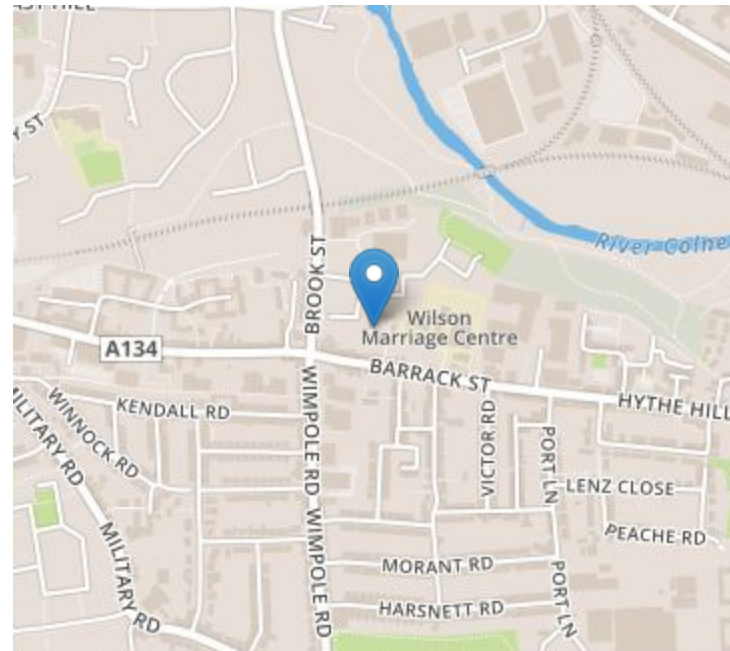
Property Details.

Floorplans

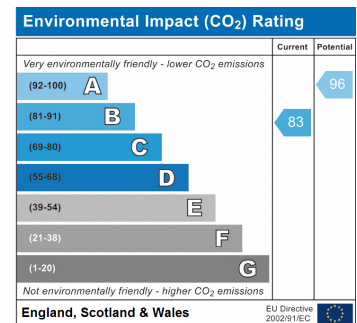
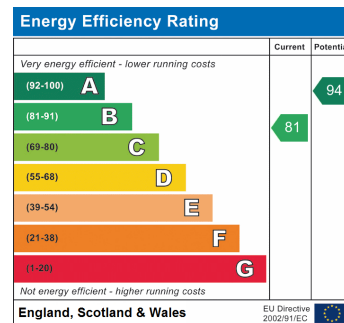


TOTAL APPROX. FLOOR AREA 812 SQ.FT. (75.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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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.