



3 Melbourne Chase, Colchester, Essex. CO2 8UE.

****Guide Price £390,000 - £400,000**** Michaels Property Consultants are pleased to present to the open market this excellent four bedroom detached family, situated to the South of Colchester's city centre and offering a generous amount of both reception and bedroom space throughout. Presented to the open market in excellent order, it makes the ideal purchase for any modern-day family and is ready to be occupied without delay. Key highlights include; a welcoming entrance hall, ground floor cloakroom, galley style kitchen with integrated appliances, impressive reception room with inset log burner, four well-proportioned bedrooms and a tiled first floor family bathroom. This well-appointed home also comes complete with a sizeable rear garden, mature frontage with off road parking and an integral garage.

- Four Bedroom Detached Family Home
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- Downstairs Cloakroom
- Large Living Room With Inset Log Burner
- Modern Kitchen With Integrated Appliances
- Four Well-Proportioned Bedrooms
- First Floor Tiled Family Bathroom Suite
- Sizeable Enclosed Rear Garden & Off Road Parking
- Garage With Integral Access
- Viewings Available At Request - Appointment Required!



Property Details.

Ground Floor

Entrance Hall

Entrance door to side aspect, radiator, stairs to first floor, doors and access to:

Garage

8' 0" x 16' 10" (2.44m x 5.13m) Up-and-over door to front aspect, full power

Kitchen



6' 11" x 15' 3" (2.11m x 4.65m) A modern fitted kitchen comprising of; window to front aspect, an array of modern fitted base and eye level units with worksurfaces over, inset oven and grill, microwave oven, hob and extractor fan over, wood effect flooring, space for fridge/freezer

Reception Room



19' 2" x 11' 11" (5.84m x 3.63m) Window to rear aspect, oversized patio doors to rear aspect, feature fireplace with inset cast iron log burner, radiator

First Floor

Landing

Stairs to ground floor, window to side aspect, doors and access to:

Master Bedroom



10' 5" x 12' 0" (3.17m x 3.66m) Window to rear aspect, radiator

Bedroom Two



12' 0" x 8' 6" (3.66m x 2.59m) Window to rear aspect, radiator

Property Details.

Bedroom Three



10' 6" x 8' 8" (3.20m x 2.64m)

Bedroom Four



8' 5" x 8' 8" (2.57m x 2.64m)

Family Bathroom



Window to side aspect, panel bath with screen and shower over, W.C, wash hand basin, tiled walls, wall mounted towel rail

Outside, Garden, Parking & Garage



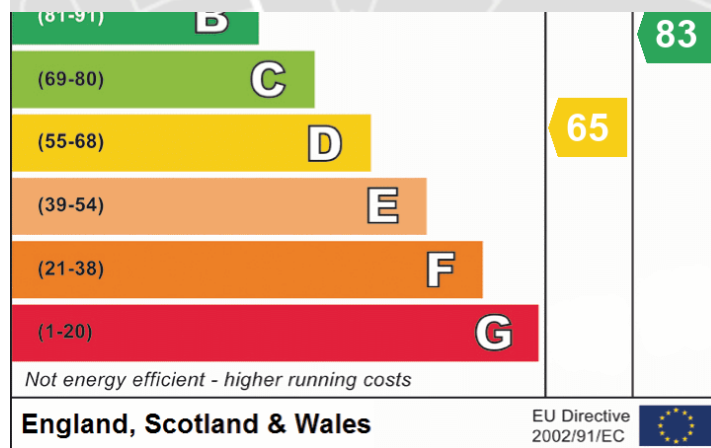
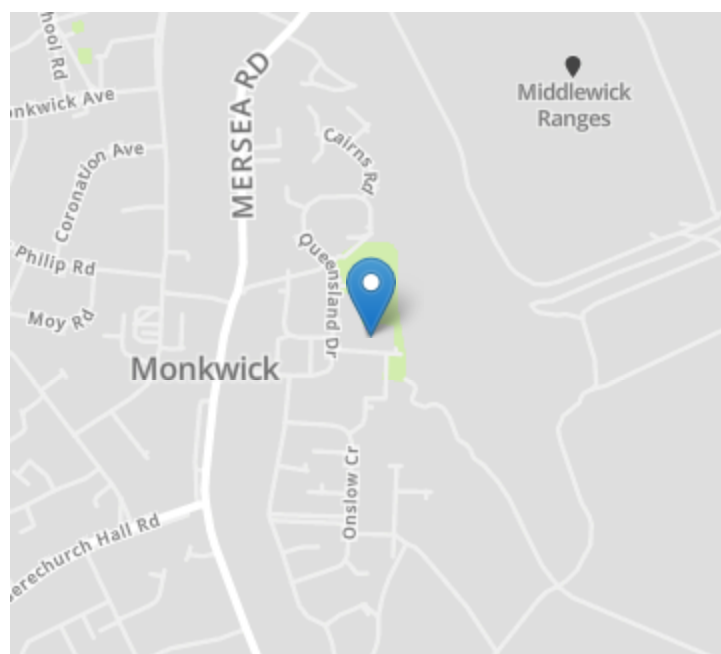
Outside and positioned to the rear, a well-proportioned enclosed rear garden is on offer, featuring hard landscaping in the form of an extensive patio, ideal for outdoor dining and seating. An array of mature hedges and shrubs are featured throughout, with boundaries formed by panel fencing and secure gated side access leads to the front driveway. The garage is accessible via a roller door and features power and integral access to the hallway.

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.