



- Spacious Semi Detached Property
- Close To The Town Centre
- Large Living Room
- Separate dining room
- Modern Fitted Kitchen
- Family Room/Bedroom Four
- Three bedrooms
- EnSuite And Family Bathroom
- Off Road Parking

### 18 Meyrick Crescent, Colchester, Essex. CO2 7QY.

Guide Price £325,000 - £350,000 - An excellent opportunity has arisen to purchase this extended and deceptively spacious three/four bedroom semi-detached property, situated within close proximity of Colchester's Town Centre, Abbeyfields and Town Centre Station. With accommodation across two floors, the ground floor comprises of a beautiful and welcoming entrance hall with under stairs storage cupboards and leads on to a modern fitted kitchen and separate dining room. Off of the dining room, a large living room can be found complete with a cast iron feature fireplace and bay front window. Leading on from the kitchen is a beautiful ground floor bathroom suite with white tile finish.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door to front aspect, radiator, under stairs storage cupboard x2, stairs to first floor, further doors to:

### Dining Room



10' 3" x 11' 11" (3.12m x 3.63m) Exposed floorboards, UPVC window to rear aspect, radiator, further door to:

### Living Room



11' 1" x 12' 7" (3.38m x 3.84m) UPVC bay window to front aspect, variety of communication points, cast iron feature fire place, radiator

## Kitchen



7' 3" x 15' 9" (2.21m x 4.80m) Variety of modern fitted base and eye level white floss units with working surfaces over, inset stainless steel sink, 1/2 drainer and drainer with chrome mixer tap over, inset induction hob with extractor fan over, inset electric fan assisted oven and grill, space for dishwasher, freestanding fridge/freezer, tiled floor, UPVC windows to side aspect, further door to:

### Utility Room

7' 6" x 7' 4" (2.29m x 2.24m) Wall mounted Vaillant gas boiler, UPVC window to side aspect, further door to side aspect leading to rear garden, tiled flooring, space washing machine & tumbler dryer, further door leading to:

### Family Bathroom



UPVC window to side aspect, tiled floor, vanity basin, panel bath with drench rainhead over and white tiled wall finish and curtain, low level W.C, radiator, further door to:

# Property Details.

## Bedroom Four/Play Room



6' 4" x 9' 2" (1.93m x 2.79m) UPVC French doors to side aspect, variety of communication points, UPVC window to rear aspect, radiator, wood effect laminate flooring

## First Floor

### First Floor Landing

Stairs to ground floor, loft access above, radiator, further doors to:

### Master Bedroom



16' 3" x 10' 11" (4.95m x 3.33m) UPVC windows to front aspect, radiator, cast iron feature fireplace, walk in cupboard/wardrobe with rail, further door to:

### En-suite

Double width walk in shower cubicle with tiled wall finish, wall mounted wash basin, wall-to-wall width mirror with inset spotlights, tiled floor, extractor, low level W.C with inset wall flush & white tiled wall behind

## Bedroom Two



12' x 10' (3.66m x 3.05m) UPVC window to rear aspect, radiator, cast iron feature fire place

## Bedroom Three

8' 11" x 7' 10" (2.72m x 2.39m) UPVC window to side aspect, radiator

## Garden, Parking & Outside



This semi-detached home benefits from a private and sizeable rear garden which is predominately laid to lawn and features a large block paved patio area. The patio area is enclosed and accessible from secure double gates, leading on from the front driveway (suitable for one further vehicle off road) and provides additional parking for another small vehicle. There is the benefit of a garden shed for additional storage and outdoor tap. The remainder of the garden is predominately laid to lawn. There is mature shrubs, plants and trees throughout and the boundaries are formed by panel fencing and handsome brick wall to the rear.

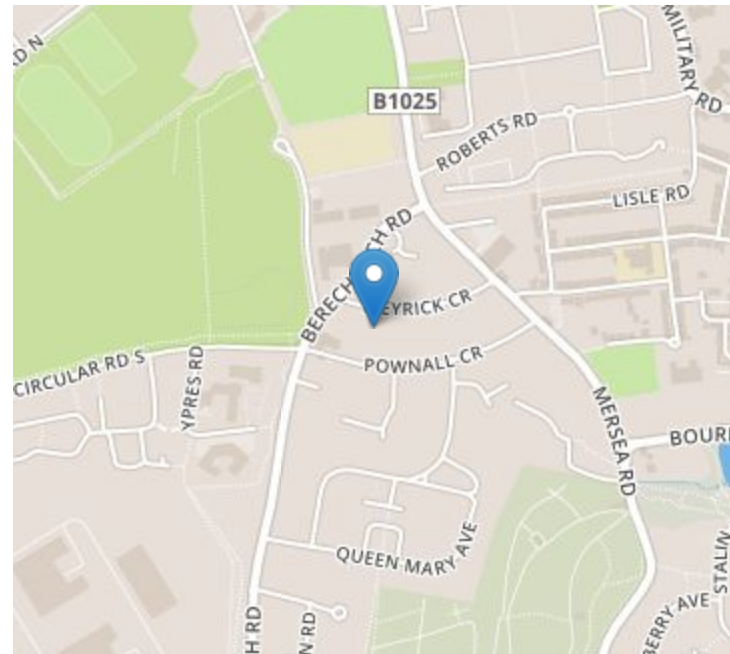


# Property Details.

## 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.