



- An Excellent Four Bedroom Semi-Detached Family Home
- Versatile Town House Living
- Modern & High Specification Kitchen With Intergrated Appliances
- Well-Proportioned Reception Room With Dual Aspect Windows
- Benefitting From A Downstairs Cloakroom
- Four Generously Sized Bedrooms
- En-Suite To Master Bedroom
- First Floor Tiled Bathroom Suite
- Low Maintenance Courtyard Garden
- Allocated Parking For Two Vehicles

286 Maldon Road, Colchester, Colchester, Essex. CO3 3BN.

****Guide Price £450,000 - £475,000**** A beautiful example of a generously proportioned five bedroom semi-detached town house, offering versatile living across three generous floors of accommodation. Commanding a favourable position and situated within the ever popular 'Maldon Road' district of CO3, this home is conveniently situated within moments of some of county's most reputable private & comprehensive schooling, as well as a short walk away from the excitement of Colchester's historic city centre. Highlights include; a welcoming entrance hall, downstairs cloakroom, modern kitchen with a range of integrated appliances, well-proportioned living/dining room with dual aspect windows, four generous bedrooms, en-suite to the master bedroom and a first floor family bathroom. Complete with allocated parking and a low maintenance courtyard garden, early enquires are encouraged to prevent inevitable disappointment.

As you approach the house you are immediately impressed by its front garden, enclosed by cast iron



and a secure rear gate leading to a communal parking area, were parking for two vehicles and visitors parking can be found.

A well-presented & maintained home that must be viewed to be appreciated in its entirety.

Property Details.

Ground Floor

Entrance Hall

3.82m x 2.02m (12' 6" x 6' 8") Entrance door to front aspect, radiator, LVT flooring, window to front aspect, stairs to first floor, doors to:

Downstairs Cloakroom

1.11m x 1.81m (3' 8" x 5' 11") Window to front and side aspect, W.C., tiled flooring, vanity wash hand basin, tiled splashback, radiator

Kitchen



3.58m x 2.02m (11' 9" x 6' 8") A variety of high gloss base and eye level units with worksurfaces over, tiled floor, inset NEFF oven and grill, 4 ring gas hob with extractor fan over, tiled splashback, integrated dishwasher, fridge/freezer, washing machine, window to side aspect, glazed door to rear aspect, radiator, access to:

Living/Dining Room



5.42m x 3.22m (17' 9" x 10' 7") Windows to front and rear aspect, patio doors to rear aspect, LVT flooring, radiator

First Floor

First Floor Landing

Window to rear aspect, stairs to ground floor and second floor, radiator, doors and access to:

Family Bathroom



3.04m x 4.23m (10' 0" x 13' 11") Window to rear aspect, tiled floor, W.C., wash hand basin, chrome wall mounted towel rail, panel bath with screen and shower over, tiled walls

Bedroom Two



5.5m x 3.19m (18' 1" x 10' 6") Window to front and rear aspect, radiator

Property Details.

Bedroom Three



3.04m x 4.23m (10' 0" x 13' 11") Window to front and side aspect, radiator

Second Floor Landing

Inset cupboard, doors to:

Master Bedroom



2.7m x 5.4m (8' 10" x 17' 9") Window to front and rear aspect, radiator x2, loft access, door to:

En-Suite Shower Room

Chrome wall mounted towel rail, W.C., vanity wash hand basin, shower cubicle

Bedroom Four



2.74m x 2.61m (9' 0" x 8' 7") Port hole window to side aspect, window to rear aspect, inset wardrobe

Bedroom Five

2.97m x 2.34m (9' 9" x 7' 8") Radiator, inset wardrobe, window to front aspect

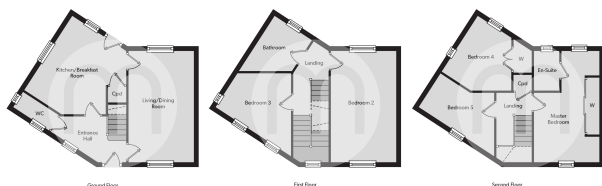
Outside, Garden & Parking



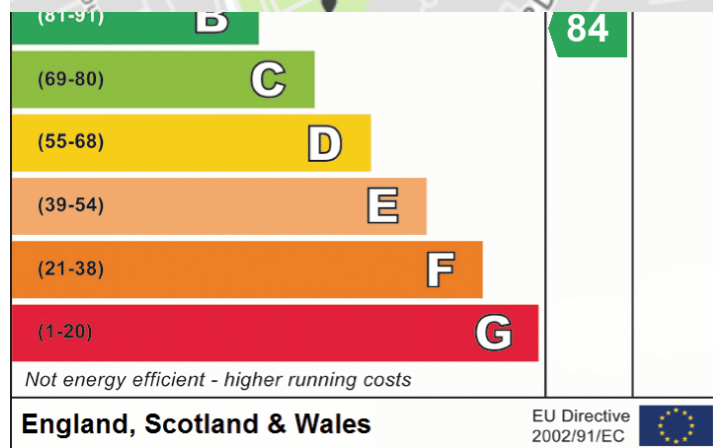
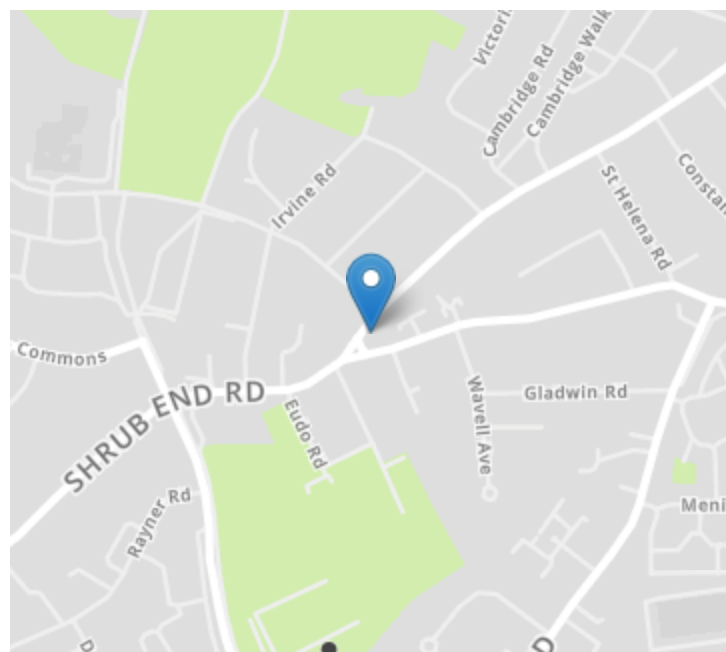
Outside an ideal for those leading a busy life, is a large courtyard style garden with artificial lawn and a secure rear gate leading to a communal parking area, were parking for two vehicles and visitors parking can be found.

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.