



- Three bedroom semi-detached family home in Chesterwell
- Offered with no onward chain
- Modern open-plan kitchen, living & dining space
- High gloss kitchen with breakfast bar
- Bright dual-aspect living area with patio doors to garden
- Two double bedrooms & a well-proportioned third
- En-suite to principal bedroom
- Contemporary first floor family bathroom
- Generous, private enclosed rear garden
- Off-road parking via private driveway

### 3 Mandarin Way, Colchester, Essex. CO4 6EP.

Situated in the highly sought-after Chesterwell area, this property is close to a range of local amenities, excellent schooling options, and convenient bus links to Colchester city centre. Outdoor enthusiasts will appreciate the proximity to Colchester Golf Club and Mile End Recreation Field, offering plenty of opportunities for leisure and recreation.



Call to view 01206 576999



# Property Details.

## Ground Floor

Entrance Hall

Cloakroom

Kitchen Area



10' 5" x 9' 10" (3.17m x 3.00m)

Living/Dining Room



22' 10" x 17' 2" (6.96m x 5.23m)

## First Floor

Landing

Master Bedroom



13' 11" x 10' 11" (4.24m x 3.33m)

EnSuite



Bedroom Two



11' 7" x 9' 6" (3.53m x 2.90m)

# Property Details.

## Bedroom Three



11' 7" x 7' 5" (3.53m x 2.26m)

## Bathroom



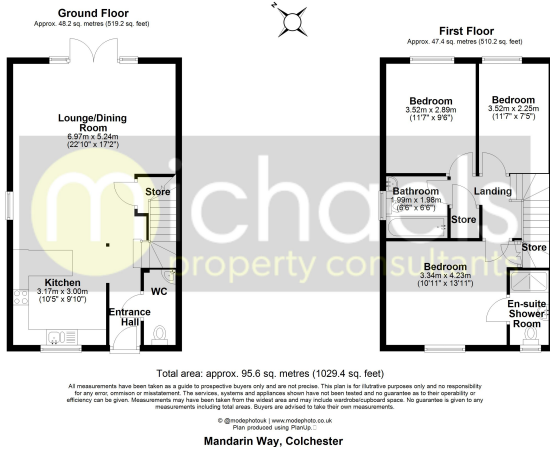
6' 6" x 6' 6" (1.98m x 1.98m)

## Additional Information

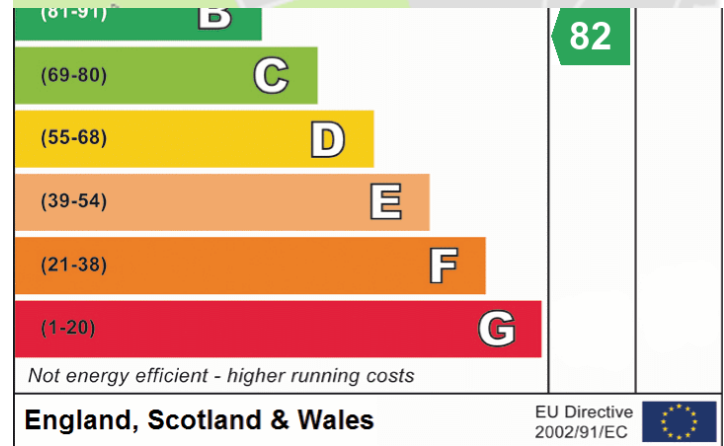
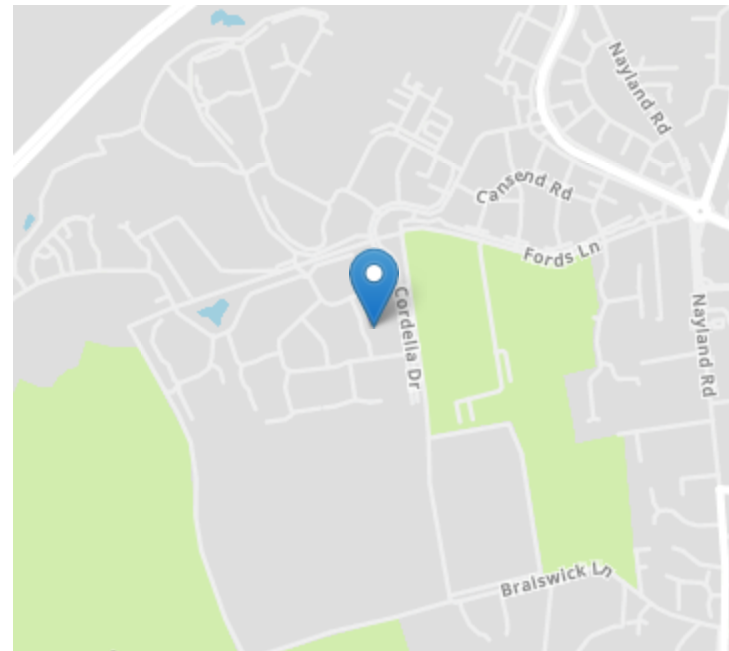
The property is subject to an annual estate charge. Buyers are advised to confirm the amount payable and review the associated legal arrangements with their appointed conveyancer.

# 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.