



- Double Length Car Port With Electric Roller Garage Door
- Two En Suites & Family Bathroom
- Well Maintained Rear Garden
- Within Close Proximity Of Colchester's City Centre
- Ground Floor Utility Room
- Two Reception Rooms
- Open Plan Kitchen/Dining Area
- Well Presented Throughout With Modern Finishes Throughout
- A Fine Example Of A Four Bedroom Town House

2 Baynard Green, Colchester, Essex. CO2 7UN.

Baynard Green, an exceptional and versatile four-bedroom home situated in the sought-after area of Abby Fields, Colchester. This spacious residence offers a perfect living environment for both growing and established families, boasting ample space and an impeccable presentation throughout.



Property Details.

Ground Floor

Entrance Hall

Stairs rising to first floor, under-stairs storage cupboard, large storage cupboard, radiator.

Bedroom Two/Reception Room



18' 1" x 10' 0" (5.51m x 3.05m) Two radiators, two double glazed windows to side, double glazed French doors to garden, TV and telephone point, door to en-suite shower room

En Suite Shower Room



Double shower cubicle, WC, pedestal wash basin, radiator

Utility Room

7' 9" x 6' 1" (2.36m x 1.85m) Single drainer sink unit with mixer tap, base cupboards, space and plumbing for washing machine, wall mounted boiler, radiator, double glazed door to garden.

First Floor

Landing

Double glazed window to rear, radiator, stairs to second floor.

Living Room



22' 1" x 10' 8" (6.73m x 3.25m) Double glazed window to front aspect, double glazed window to rear, two radiators, TV point, telephone point.

Kitchen/Dining Area



22' 2" x 9' 10" (6.76m x 3.00m) Range of fitted base units with matching units over, half bowl single drainer sink unit with mixer tap, integrated dishwasher, fridge and freezer, stainless steel double oven, double glazed window to front, double glazed window to rear, radiator, vinyl flooring, inset spotlights

Cloakroom

WC, pedestal wash basin, radiator, double glazed window to front.

Second Floor

Landing

Double glazed window to rear, airing cupboard.

Property Details.

Master Bedroom



17' 8" x 11' 0" (5.38m x 3.35m) Double glazed window to front, TV point, two double built-in wardrobes, door to en-suite shower-room

En Suite Shower Room

Fully enclosed shower cubicle, pedestal wash basin, WC, double glazed window to front, radiator.

Bedroom Three



10' 3" x 10' 0" (3.12m x 3.05m) Fitted wardrobes, radiator, double glazed window to side, double glazed window to rear.

Bedroom Four



11' 3" x 9' 10" (3.43m x 3.00m) Double glazed window to front, radiator, loft access

Bathroom



Double glazed window to front, panel enclosed bath with overhead shower, WC, pedestal wash basin, radiator.

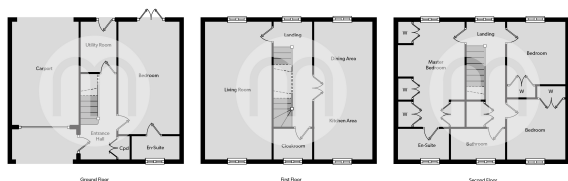
Outside



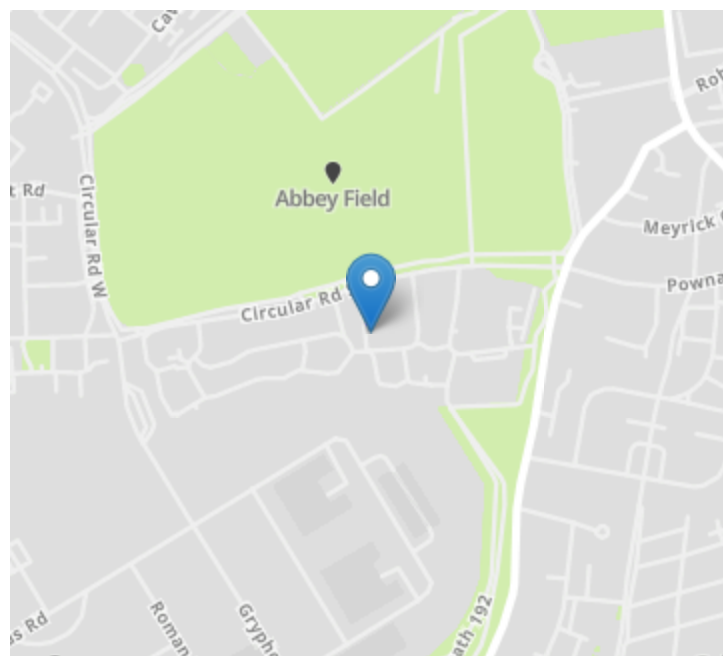
Externally the property offers a pleasant Greensward view to the front of the property, surrounded by iron railing with a wealth of shrubs and trees. To the front of the property offers a double length car port with an electric roller door, suitable for 2 vehicles. To the rear of the house, offers a low maintenance rear garden which has been well cared for by the current owners, ideal for both outside dining and entertaining. The garden is laid to patio with lawn, surrounded by panel fencing with a variety of shrubs, bushes and plants.

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.