



- Built By Highly Reputable 'Bellway Homes'
- Landscaped Private Garden With Gated Access
- Exceptionally Presented And Upgraded Throughout
- Spacious Four Bedroom Detached Family Home
- Driveway & Garage With Further Parking To The Side
- Tastefully Designed With Contemporary Finishes
- Open Plan Kitchen & Dining Area
- North Colchester Location With Easy Access To The A12
- Within Close Proximity To North Station
- High Quality Light Fittings With Venetian And Roman Blinds

13 Ernest Fancy Lane, Colchester, Essex . CO4 9AN.

Positioned within this highly regarded new estate to the North of Colchester is this exceptionally presented four bedroom detached house offering excellent access to the A12, Colchester North Station and outstanding schools including the Gilbert School. Built within the last 5 years by 'Bellway Homes' this contemporary home is offered with some remaining years of NHBC warranty remaining, whilst the internal accommodation has been finished to a high standard throughout. The ground floor consists of an entrance hall which leads to the downstairs cloakroom, generous living room with French doors leading to the garden and the open plan kitchen/diner which is located to the rear of the property and provides access to the rear garden through French doors. The kitchen offers a range of high gloss units, integrated appliances and a breakfast bar.



Call to view 01206 576999



Property Details.

Ground Floor

Hallway

Herringbone style flooring throughout, radiator, stairs rising to first floor, bespoke fitted light fittings, door leading to cloakroom:

Cloakroom

low level W.C, vanity wash unit, radiator, extractor fan, obscured window to front aspect, extractor fan.

Living Room



16' 9" x 10' 8" (5.11m x 3.25m) UPVC window to front aspect, French doors leading out to patio area, radiators, herringbone flooring. curtains which are made to measure.

Study/Reception Room

9' 3" x 7' 9" (2.82m x 2.36m) UPVC window to front and side aspect, radiator.

Kitchen/Dining Room



19' 2" x 14' 6" (5.84m x 4.42m) Full range of eye base level units, cupboards and work surfaces, space for integrated appliances, breakfast bar area, UPVC windows to side and rear aspect with French doors leading out to the garden, stainless steel sink/drainer, four ring gas hob with electric oven and extractor fan above, radiators.

First Floor

Landing

Access to lot hatch, radiator, bespoke fitted light fittings, airing cupboard housing water cylinder.

Master Bedroom



12' 3" x 11' 2" (3.73m x 3.40m) UPVC window to rear aspect, built in sliding wardrobes, bespoke style light fittings, radiator, door to En suite:

Property Details.

En Suite



Low level W.C, vanity wash unit, shower cubicle, tiled walls and flooring, chrome heated towel rail, extractor fan, upgraded tiles which was added by the current owner.

Bedroom Two



14' 5" x 10' 5" (4.39m x 3.17m) UPVC window front aspect, radiator.

Bedroom Three



11' 6" x 10' 3" (3.51m x 3.12m) UPVC window to rear and side aspect, radiator.

Bedroom Four

10' 3" x 7' 5" (3.12m x 2.26m) UPVC window to front and side aspect, radiator.

Bathroom



6' 8" x 6' 0" (2.03m x 1.83m) Low level W.C, panelled bath with shower attached, vanity unit, spot lighting, tiled walls and flooring, upgraded tiling added by the current owner.

Outside



To the rear there is a generous and beautifully maintained rear garden which is enclosed by panel fencing. The garden offers patio area, a large lawn and a large wooden decked area, excellent for outside dining underneath the pergola feature to the side of the garden. There is also direct access to the garage through a single door.

To the front there is a charming front garden with a variety of plants and shrubs. To the left of the property there is a block paved driveway which provides parking and access to the garage.

Garage

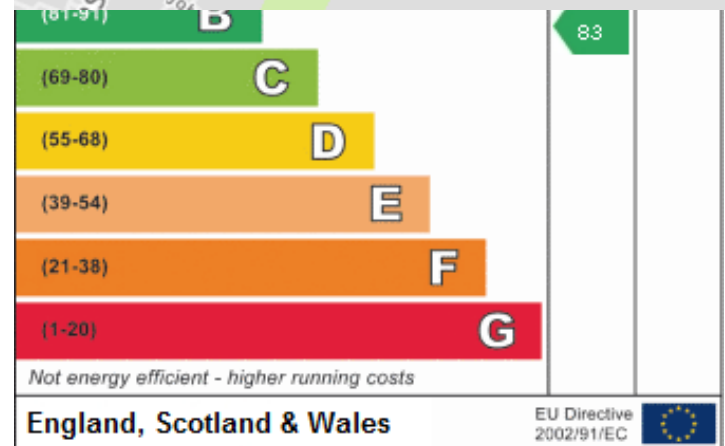
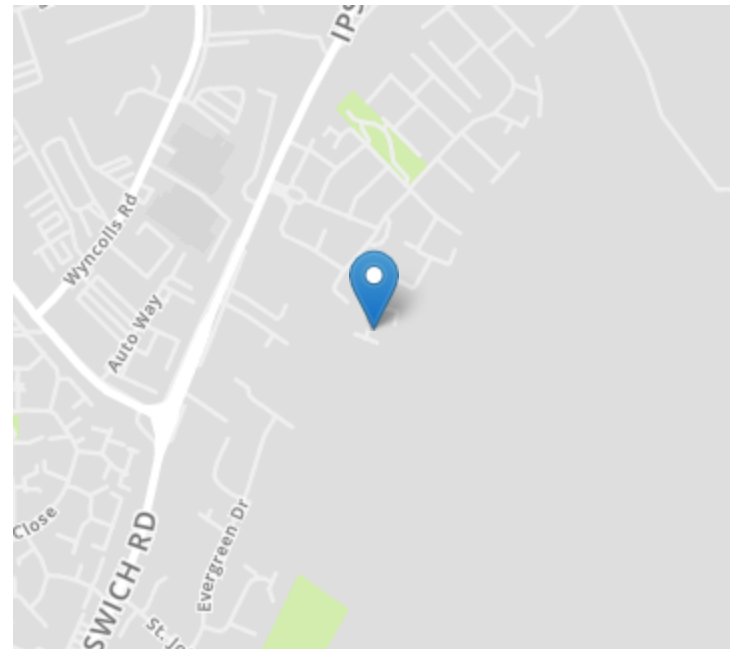
With up and over door to front, single door to rear, power and light.

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.