



- GUIDE PRICE £325,000 - £335,000
- Four Bedroom Semi-Detached Family Town House
- Four Double Bedrooms
- Well Proportioned Living Room
- Kitchen-Diner With Space For Appliances
- Sun Room To Rear With Access To Private Rear Garden
- x2 Single Garages
- Family Bathroom & En Suite to Master Bedroom, x2 Cloak Rooms

**1 Cambie Crescent, Colchester, Essex.  
CO4 5DW.**

GUIDE PRICE £325,000 - £335,000 This exceptional four bedroom semi-detached town house is positioned conveniently within a stones throw of Colchester's North Station, offering direct links to London Liverpool Street Station and perfect for the expanding family and working professionals alike. With its accommodation evenly distributed across three floors, this stunning family home is presented to market in excellent order and offers versatile modern day living. The ground floor accommodation comprises of a downstairs cloak room, large living room, open plan kitchen-diner with space for appliances and the added benefit of a sun room to the rear of the home.



# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor, radiator, doors leading to;

### Cloakroom

Low level WC, pedestal wash hand basin, radiator.

### Living Room

16' 3" x 11' 5" (4.95m x 3.48m) Bay window to front aspect, feature fire place, T.V & phone points, radiator, door leading to kitchen.

### Kitchen/Diner



18' 7" x 10' 0" (5.66m x 3.05m) UPVC window to rear aspect, range of base and eye level units with work surface over, inset stainless steel sink and drainer unit, space for fridge freezer, plumbing for a washing machine and dishwasher, integrated electric double oven, electric hob with extractor hood over, breakfast bar, tile splash backs, radiator. Dining area opening on to the sun room.

## Sun Room



10' 1" x 7' 1" (3.07m x 2.16m) UPVC windows to rear aspect, French doors leading to the garden.

## First Floor

### Landing

Stairs rising to first floor, doors leading to;

### Bathroom



UPVC window to rear, low level WC, pedestal wash hand basin, shower cubicle, panel bath with mixer taps and shower rinser, chrome heated towel rail, part tiled walls, spot lights.

# Property Details.

## Bedroom One



13' 7" x 11' 5" (4.14m x 3.48m) Bay window to front aspect, radiator, four built in wardrobes, door to en suite.

## EnSuite

Low level WC, pedestal wash hand basin, double shower cubicle, heated towel rail, tiled walls.

## Bedroom Two



11' 5" x 8' 9" (3.48m x 2.67m) UPVC window to rear aspect, radiator.

## Second Floor

### Landing

Velux window, airing cupboard, doors leading;

## Bedroom Three



12' 0" x 7' 7" (3.66m x 2.31m) Dormer window to rear aspect, radiator.

## Bedroom Four

12' 11" x 10' 4" (3.94m x 3.15m) Dormer window to front aspect, radiator.

## Cloakroom

Low level WC, pedestal wash hand basin, radiator.

## Outside



To the front there is a lawn area with tree, shrubs and flower borders with a pathway leading to front door.

The generous rear garden comprises of a sun patio area, landscaped lawn, garden tap, gated side access, mature tree, shrubs and flower beds, fully enclosed by panel fencing..

## Double Garage

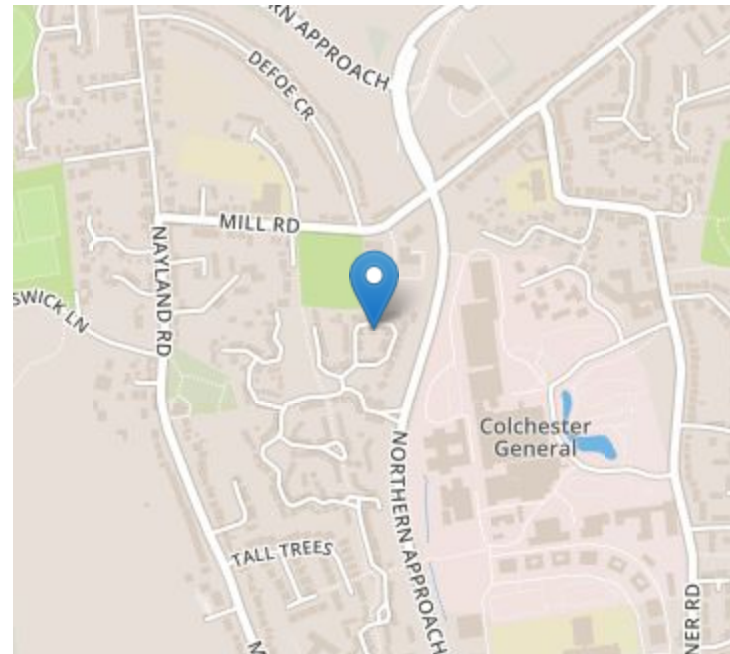
Two roll up doors.

# 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.