



## 2 Riverside Place, Colchester, Essex. CO1 2ZG.

**\*\*Guide Price £500,000 - £525,000\*\*** Commanding the most scenic of positions and overlooking the River Colne, this beautiful home boasts over an exceptional 1600 circa sqft of versatile and spacious accommodation, evenly distributed across four floors of accommodation. A four bedroom linked-detached family home presented to the open market in first class order, having been upgraded with enviable specifications and complimented with tasteful decoration throughout. Offered modern and contemporary open-plan living, it proves to be the perfect home for the expanding family. Location here is key, positioned in the centre of Colchester's vibrant and historic city centre, home to an array of shops, amenities and colourful nightlife. It is also a stones throw from the beautiful Castle Park, offering beautiful walks and home to Colchester's famous landmark, Colchester Castle.

- Commanding The Most Scenic Of Positions Overlooking The River Colne
- Boasting Over 1 600 Sqft. Of Versatile Accommodation
- Linked-Detached Family Residence
- Upgraded & Improved Throughout With Envious Specifications
- Focal Kitchen-Diner With Integrated Appliances
- Master Suite With Dressing Area & En-Suite Shower Room
- Three Further Generous Bedrooms
- First Floor Living Room With Feature Media Unit
- Well-Manicured & Landscaped Rear Garden
- Complete With Garage & Off Road Parking For Two Vehicles



# Property Details.

## Ground Floor

### Entrance Hall

1.95m x 2.45m (6' 5" x 8' 0") Entrance door to front aspect, inset coconut matt, under stairs storage cupboard, sash window to front aspect, stairs to first floor, engineered wood flooring, underfloor heating, access to:

### Downstairs Cloakroom

1.15m x 2.02m (3' 9" x 6' 8") W.C, pedestal wash hand basin with aqua panel splash, engineered wood flooring, extractor fan, sash window to front aspect, underfloor heating

### Kitchen/Dining/Living Area



3.5m x 8.32m (11' 6" x 27' 4") A modern fitted kitchen comprising of; a range of base and eye level fitted units with contrasting handles and work surfaces over, inset Smeg microwave oven, inset electric Bosch oven and grill, integrated fridge/freezer, vertical cupboard housing gas boiler, integrated Hotpoint dishwasher, inset glass sink, 1/2 sink and drainer and chrome mixer tap over, tiled splash back, feature centre island with soft drawers under, inset five ring gas hob with contemporary extractor fan over, wine cooler, breakfast bar with space for stalls under, engineered wood flooring with underfloor heating

Sash window to rear aspect, glazed door to rear aspect, sash window to front aspect, floor to ceiling patio doors and windows to side aspect (leading to private and enclosed rear garden), inset spotlights

## First Floor

### First Floor Landing

Stairs to ground and second floor, radiator, sash window to front aspect, access to:

## Reception Room



3.6m x 5.8m (11' 10" x 19' 0") Sash window to rear aspect, radiator x2, media wall

## Bedroom Four (Currently Used As A Study)



2.77m x 2.27m (9' 1" x 7' 5") Sash window to front aspect, radiator, engineered wood flooring

## Second Floor

### Second Floor Landing

Sash window to front aspect, radiator, airing cupboard housing cylinder, doors to:

# Property Details.

## Bedroom Two



3.6m x 2.69m (11' 10" x 8' 10") Sash window to rear aspect, radiator

## Bedroom Three

2.84m x 2.98m (9' 4" x 9' 9") Sash window to rear aspect, radiator

## Shower Room

2.94m x 1.7m (9' 8" x 5' 7") Sash window to front aspect, chrome wall mounted towel rail, W.C, vanity wash hand basin, walk in shower cubicle with dual rain head and aquapanel surround, inset spotlights, extractor fan, geometric tiled floor

## Third Floor

### Third Floor Landing

Stairs to second floor, door to:

### Master Bedroom



5.63m x 5.06m (18' 6" x 16' 7") Window to side aspect (providing river views), velux window to rear aspect, mirror front built in wardrobe, x2 radiator, loft access, inset spotlights, access to:

## En-Suite Shower Room



2.9m x 3m (9' 6" x 9' 10") Steps down to en-suite shower room formed of; tiled floor, W.C, shower cubicle, pedestal wash hand basin, tiled walls, inset spotlights, extractor fan, chrome wall mounted towel rail, inset storage, window to front aspect

## Outside, Garden, Garage & Parking



Outside a meticulously landscaped rear garden awaits. The garden features; a raised decking area, contrasting sleepers and flower beds, two large porcelain grey patio areas, further sun deck to the rear, additional side patio, an area predominately laid to lawn and an array of mature hedges, shrubs, plants and exotic trees throughout. The garden is also further enhanced by outside lighting and outdoor tap, as well as secure gated rear access. Handsome cast iron gates are situated to the side of the property entrance, providing access to a residents only area, were off road parking can be found in front of a large garage. This property also benefits from an additional parking space, which will come inclusive of an agreed sale.

## Agents Note

Please be advised there is a nominal estate charge applicable, that is payable per annum and contributes to the upkeep of the immediate development, communal green areas, electric gates and services. We recommend and encourage all parties to confirm this information with an agent and also at the early stages of their conveyance with their appointed conveyancer, to prevent any discrepancy.

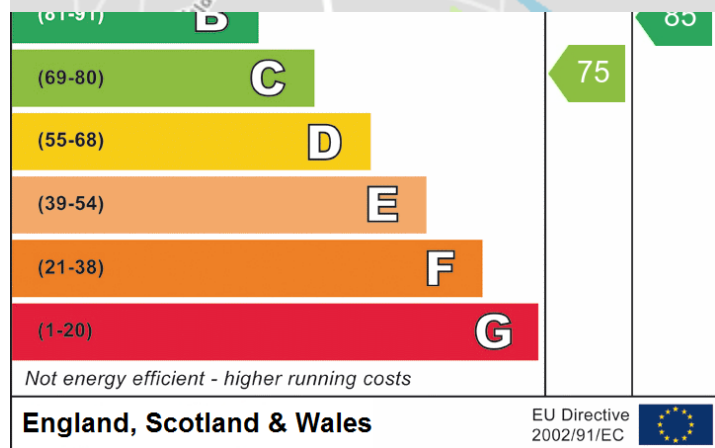
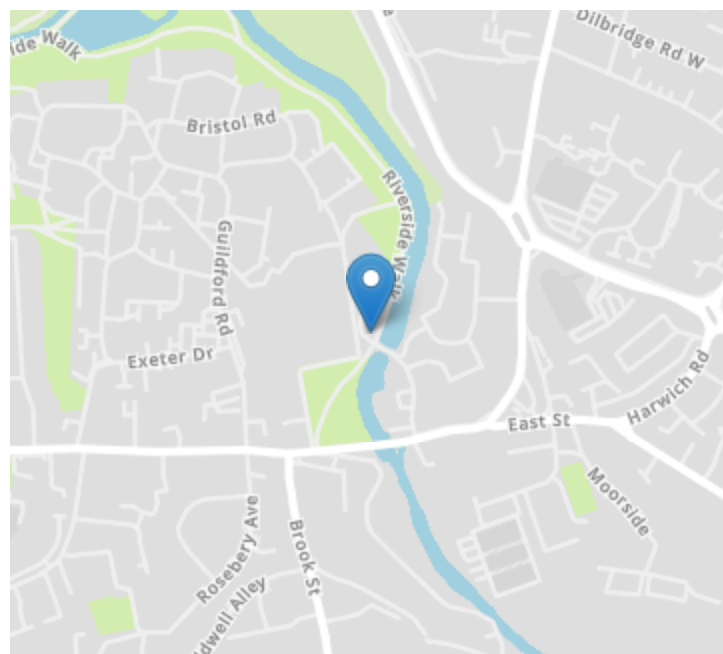
The additional parking space is held under a separate title, which will be transferred to the prospective purchaser within the same conveyance as the house. Again, please confirm this set up with your legal representative.

# 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.