



3 Breeze Lane, Colchester, Essex. CO4 5XU.

Originally constructed by 'Charles Church' to a high standard, this excellent four bedroom semi-detached family home offers versatile town house living, across three very generously proportioned floors of accommodation. Complete with modern fittings, a generous rear garden and the added luxury of both off road parking and a garage, this home is not to be missed. Situated on the ever popular 'Braiswick Park' development, this family home is a stones throw from Colchester's North Station - offering direct links to London Liverpool Street within the hour. It is also within easy reach of Braiswick Primary School and Turner Rise Retail Park, home to an array of useful supermarkets, stores, shops and amenities.



- Four Bedroom Semi-Detached House
- Close To Station, Schools And Amenities
- Versatile Town House Living
- Large Reception Room
- Focal Kitchen-Diner With Vaulted Glass Ceiling
- Three Double Bedrooms
- Sizeable Fourth Single Bedroom/Study
- Ground Floor Cloakroom
- First Floor Four Piece Bathroom
- En-Suite To Master Bedroom & Second Floor W.C.
- Private & Enclose Rear Garden

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, under-stairs storage, doors to:

Cloakroom

W.C, wash hand basin radiator

Reception Room



16' 4" x 11' 7" (4.98m x 3.53m) Window to front aspect, radiator, communication points

Kitchen



18' 7" x 15' 5" (5.66m x 4.70m) A modern fitted kitchen comprising of; a range of base and eye level fitted units with work surfaces over, inset electric oven and grill, 4 ring gas hob with extractor fan over, inset fridge/freezer, radiator x2, inset stainless steel sink, drainer and taps over, drawers, vaulted glass ceiling to rear, windows to rear aspect, patio doors to side aspect (leading to rear garden)

First Floor

Landing

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

Family Bathroom



Four piece family bathroom suite comprising of; Window to rear aspect, shower cubicle, 'P' shape bath, wash hand basin, W.C., radiator

Master Bedroom



11' 2" x 11' 9" (3.40m x 3.58m) Window to front aspect, radiator, inset wardrobes, door to:

Property Details.

En-Suite



Window to side aspect, W.C. wash hand basin, radiator, 1/w tiled walls, shower cubicle

Bedroom Two



11' 6" x 8' 8" (3.51m x 2.64m) Window to rear aspect, radiator.

Second Floor

Second Floor Landing

Velux window to front aspect, airing cupboard with cylinder, doors and access to:

Second Floor W.C.

W.C., wash hand basin, wall mounted lights

Bedroom Three



12' 1" x 10' 6" (3.68m x 3.20m) Window to rear aspect, radiator

Bedroom Four

12' 1" x 8' 9" (3.68m x 2.67m) Window to front aspect, radiator

Outside

Outside, Garden, Parking & Garage



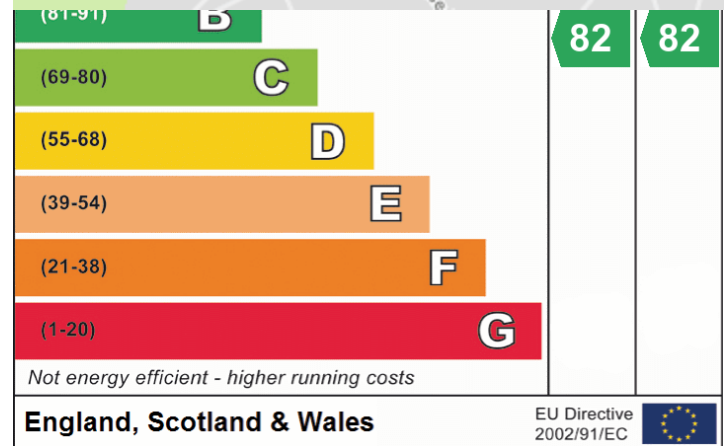
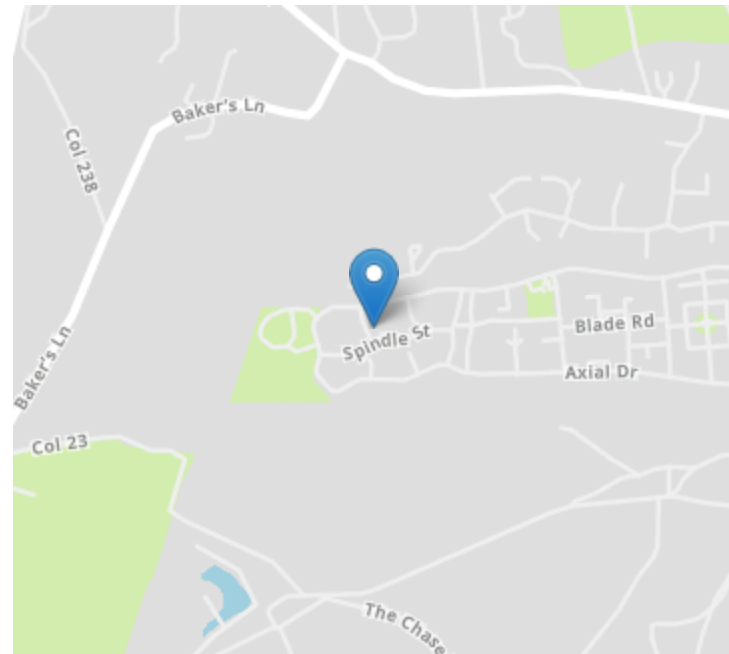
Outside, its owners enjoy a well-proportioned rear garden. A central section is predominately laid to lawn, whilst positioned in the far corner is a raised decking area, which proves to be a real sun trap and offers itself as the ideal place for al-fresco dining and outdoor seating furniture. Boundaries are formed by panel fencing, whilst secure gated side access leads to a driveway, offering off road parking for two/three vehicles. There is also the benefit of a garage.

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.