



- Stunning New Built Detached Home
- Four Generous Bedrooms
- Living Room With Bay Window Over Looking Greensward And Woodland
- Study Room
- Downstairs Cloakroom, Family Bathroom And En-Suite To The Principal Bedroom
- Open Plan Kitchen/Dining/Family Room
- Landscaped Rear Garden
- Garage And Parking

**35 Birchwood Drive, Colchester, Essex.  
CO4 6AW.**

An stunning example of an executive four bedroom bay fronted detached residence, positioned conveniently to the North of Colchester & recently constructed by a reputable national house builder 'Bloor Homes.' Upgraded throughout & finished to the highest of standards, this family home boasts a wealth of living & bedroom space throughout with stylish and contemporary fitments. Within close proximity to Colchester's Northen Gateway, David Lloyd Leisure Club & an array of exceptional comprehensive primary & secondary schooling, it makes the ideal home for the expanding modern day family.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

With luxury Amtico flooring, radiator, doors to;

### Living Room



16' 3" x 11' 1" (4.95m x 3.38m) With UPVC double glazed window to front, UPVC double glazed bay window to side, two radiators, luxury Amtico flooring, TV point.

### Study

10' 8" x 8' 0" (3.25m x 2.44m) With UPVC double glazed window to front, radiator, luxury Amtico flooring.

### WC

With obscure UPVC double glazed window to side, wash hand basin, close coupled WC.

### Open Plan Kitchen/Dining/Family Room

## Kitchen/Dining Area



16' 6" x 10' 6" (5.03m x 3.20m) With two UPVC double glazed windows to rear, UPVC double glazed window to side, luxury Amtico flooring, a range of matching contemporary eye level and base units with drawers and square edge worktops over, inset one and a half sink and drainer, integrated fridge/freezer and dishwasher, double BOSCH oven and hob with extractor hood over, two radiators, stairs rising to first floor, storage cupboard, dining area which is open to the family area.

### Family Room



9' 10" x 9' 4" (3.00m x 2.84m) With UPVC double glazed French doors to rear garden, Velux windows, luxury Amtico flooring, radiator, open to;

### Utility Room

7' 2" x 5' 9" (2.18m x 1.75m) With double glazed door to side, radiator, Amtico flooring, eye level cupboard housing boiler, worktop with space for washing machine and tumbler dryer under.

## First Floor

### Landing

With storage cupboard, loft access and doors to;

# Property Details.

## Bedroom One



11' 9" x 10' 8" (3.58m x 3.25m) With UPVC double glazed window to rear, radiator, built in double sliding wardrobe, door to;

## En-Suite



With UPVC double glazed obscure window to side, tiled flooring, part tiled walls, wash hand basin, close coupled WC, walk in shower cubicle.

## Bedroom Two



14' 0" x 8' 4" (4.27m x 2.54m) With UPVC double glazed window to front, radiator, built in double sliding wardrobe.

## Bedroom Three

9' 1" x 8' 4" (2.77m x 2.54m) With UPVC double glazed window to rear, radiator, built in double sliding wardrobe.

## Bedroom Four

8' 6" x 7' 0" (2.59m x 2.13m) With UPVC double glazed window to rear, radiator.

## Family Bathroom



With UPVC double glazed obscure window to side, a luxury four piece suite with tiled floor, part tiled walls, heated towel rail, wash hand basin, close coupled WC, panelled bath with mixer taps, walk in double shower cubicle.

## Outside

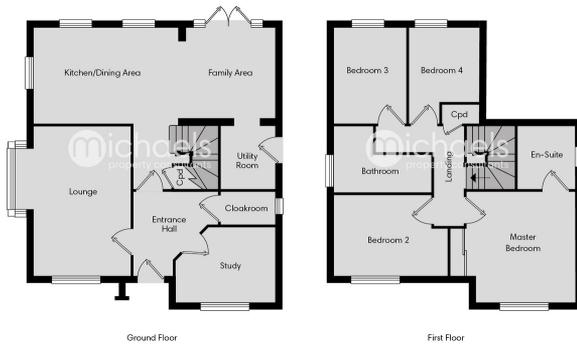
### Rear Garden, Garage & Parking



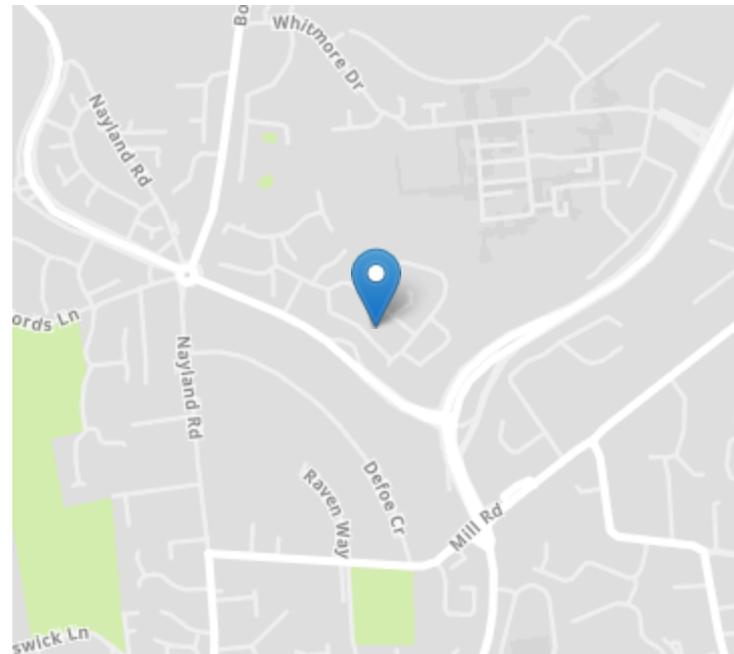
The outdoor space provides a generous landscaped, un-overlooked rear garden which features a large patio area and a garden shed. This home is complete with off road parking for two vehicles & features a one and half length garage, with full power.

# 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.