



- Excellent Four Bedroom Semi-Detached Family Home
- Close To Colchester's Northern Gateway & Amenities
- Downstairs Cloakroom
- Kitchen-Diner With Tiled Splashback
- Reception Room
- Four Generous Bedrooms
- First Floor Family Bathroom
- En-Suite To Master Bedroom
- Well-Proportioned South Facing Rear Garden
- Off Road Parking For 2 Vehicles In Tandem

8 Culture Close, Colchester, Essex. CO4 6DX.

****Guide Price £400,000 - £425,000**** Set within a peaceful residential street and residing in a prime North Colchester location sits this excellent four bedroom, semi-detached family home. Offering versatile town house living with its accommodation distributed across three spacious floors, it provides modern day family living to a high standard. This home is well-connected by public transport links to Colchester's North Station, offering links to London Liverpool Street within the hour. A12 access is also within easy reach, on the Ipswich/London corridor. A variety of favourable primary and secondary schooling choices are also within easy reach, with the nearby Gilbert Secondary School recently voted 'Outstanding' by Ofsted (please note all mentioned schools are subject to application). Finally, this excellent property is favourably positioned stones throw from Colchester's eagerly anticipated Northern Gateway, home to; an array of restaurants, leisure facilities and a premium health club.



Property Details.

Ground Floor

Entrance Hall

16' 2" x 3' 5" (4.93m x 1.04m) Entrance door to front aspect, wood effect flooring, radiator, inset under stairs cupboard, doors and access to:

Cloakroom

Window to front aspect, radiator, W.C, wash hand basin, consumer unit, wood effect floor

Kitchen-Diner



9' 7" x 15' 8" (2.92m x 4.78m) Window to front aspect, a range of fitted base and eye level units with worksurfaces over, larger cupboard, drawers under, inset stainless steel sink, drainer and taps over, wall mounted gas boiler (concealed), inset four ring gas burner with extractor fan over, inset oven and grill, space for freestanding fridge/freezer and space under counter for further appliances, tiled floor

Reception Room



16' 6" x 10' 1" (5.03m x 3.07m) Window and patio doors to rear aspect, radiator, communication points

First Floor

First Floor Landing

Stairs to ground and second floor, doors and access to:

Bedroom Two



9' 8" x 12' 7" (2.95m x 3.84m) Window to front aspect, radiator,

Bedroom Three



13' 6" x 9' 7" (4.11m x 2.92m) Window to rear aspect, radiator

Bedroom Four

10' 2" x 6' 9" (3.10m x 2.06m) Window to rear aspect, wood effect flooring, radiator

Property Details.

Family Bathroom Suite



Window to front aspect, wash hand basin, W.C, panel bath with shower over and curtain, radiator

En-Suite Shower Room



Velux windows to rear aspect, vinyl floor, W.C, shower cubicle, wash hand basin, radiator

Second Floor

Second Floor Landing

Stairs to first floor, door to:

Master Bedroom



18' 3" x 13' 3" (5.56m x 4.04m) Velux window to rear aspect, window to front aspect, radiator, door to:

Outside, Garden & Parking



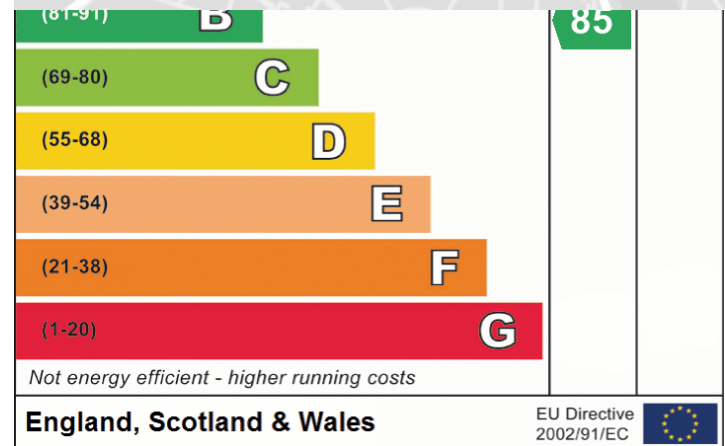
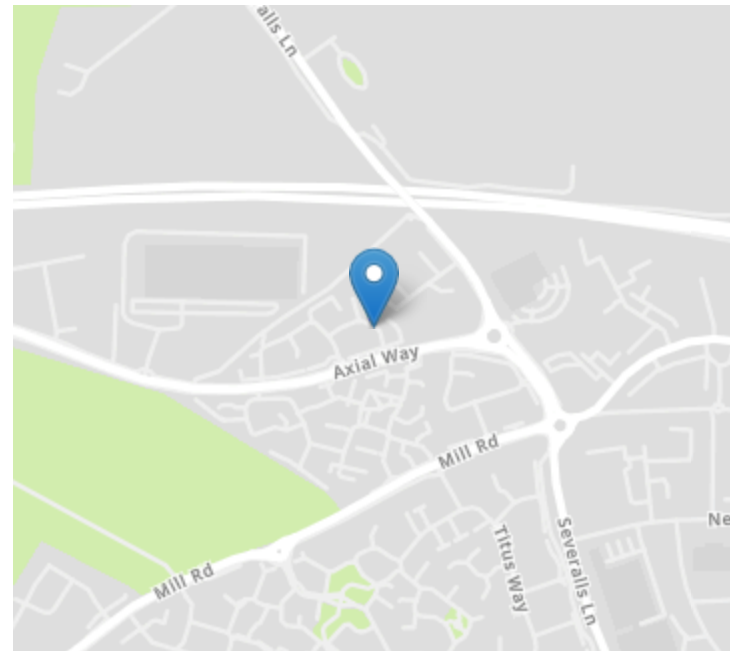
Outside, a well-maintained and generously sized, south facing rear garden awaits. The garden features an expansive patio, ideal for outdoor dining and seating furniture. A central section is predominately laid to lawn, whilst an array of mature hedges surround the garden and boundaries are formed by panel fencing. Secure gated side access leads to a private driveway, offering off road parking under a covered car-port in tandem style, for two vehicles.

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.