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property consultants

- Three Bedroom Semi-Detached House
- Modern Kitchen With Fitted Units & Appliances
- Driveway Providing Off Road Parking
- Popular Location To The North Of Colchester
- South Facing Enclosed Rear Garden
- Spacious 'L' Shape Lounge/Diner With French Doors To Garden
- Built By The Highly Reputable 'Persimmon Homes Builders'
- Viewings Are Highly Advised

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

** Guide Price £325,000 to £350,000 ** Built within the last by highly reputable builders Persimmon Homes is this contemporary and spacious three bedroom semi-detached house positioned within a small new development to the North side of Colchester, within close proximity of the A12 and being situated within walking distance of both North Station and the General Hospital, are ideal for the working professional. Excellent schooling, amenities and David Lloyd members club are all also nearby.



Call to view 01206 576999 **m**

Property Details.

Ground Floor

Hallway

With radiator, stairs rising to first floor with storage cupboard under, doors to;

Kitchen

11' 9" x 9' 5" (3.58m x 2.87m) With window to front, laminate floor, a range of matching eye level and base units with drawers, worktops and upstand over, inset sink and drainer, integrated fridge/freezer, space for washing machine.

Living Room/Dining Area



16' 6" x 13' 8" (5.03m x 4.17m) An 'L' shape open plan lounge/diner with window to rear, French doors to garden, radiator, TV point.

First Floor

Landing

With loft access, airing cupboard, doors to;

Bedroom One



15' 8" x 9' 6" (4.78m x 2.90m) With window to rear, radiator, door to en-suite.

En Suite

With close coupled WC, shower cubicle, wash hand basin.

Bedroom Two



9' 8" x 9' 6" (2.95m x 2.90m) With window to front, radiator.

Property Details.

Bedroom Three



10' 2" x 6' 7" (3.10m x 2.01m) With window to rear, radiator.

Family Bathroom



With obscure window to front, close coupled WC, wash hand basin, panelled bath with shower over.

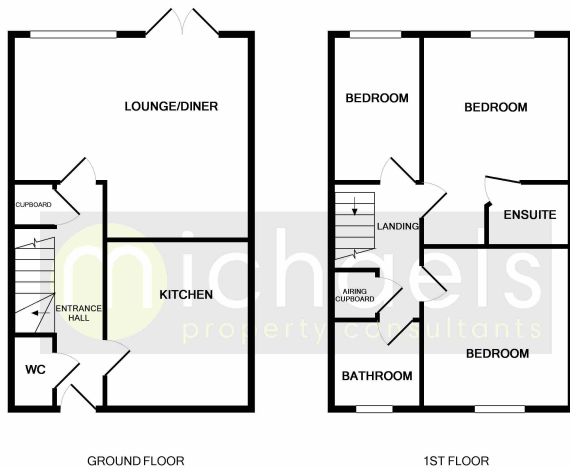
Outside



The rear garden is south facing, enclosed by panel fencing and offers gated side access and a garden shed to remain. Adjacent to the property providing off road parking for two vehicles.

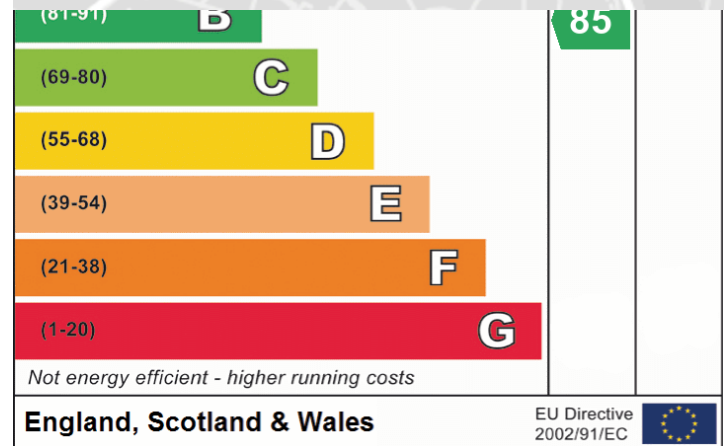
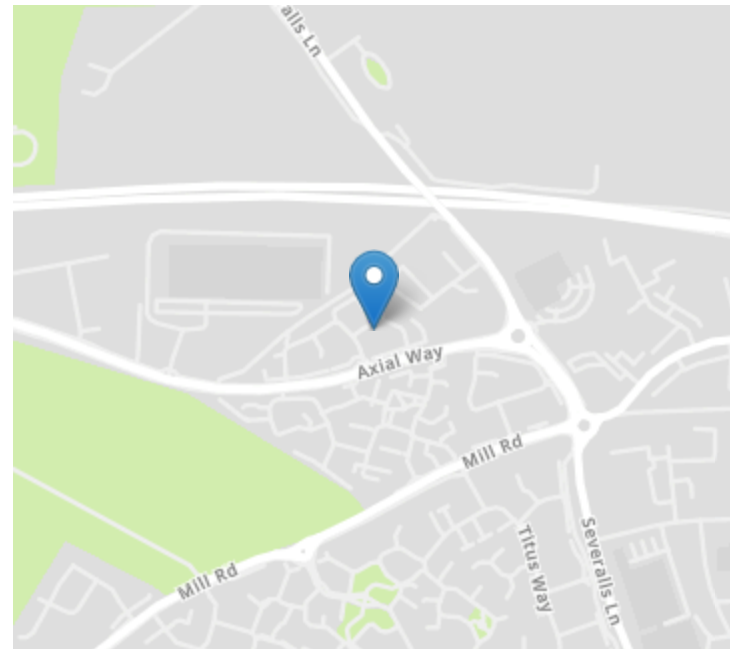
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.