



- Stunning Detached Residence
- Five Bedrooms
- Three Bathrooms
- 19' Living Room
- North Station Access
- Attractive Rear Garden
- Private Driveway And Garage

204 Axial Drive, New Braiswick Park, Colchester, Essex. CO4 5YJ.

A stunning five bedroom detached residence set in a pleasant position within this ever sought after development, within striking distance of North Station and within close proximity to excellent local schooling. The property boasts a vast array of spacious accommodation spread over three floors and is presented to the market in excellent decorative order throughout. An impressive reception hall leads to a cloakroom, a spacious 19' living room, a truly fabulous 23' kitchen/diner and a utility room which completes the ground floor. Spread over two floors are five sizeable bedrooms and three stylish bathrooms.



Property Details.

Ground Floor

Reception Hall

Karndean flooring, radiator, staircase to first floor, doors to:

Cloakroom

Karndean flooring, radiator, half tiled walls, low level WC, pedestal hand wash basin, UPVC window to front.

Living Room



19' 8" x 11' 4" (5.99m x 3.45m) Karndean flooring, two radiators, UPVC window to front, UPVC French doors to rear.

Kitchen/Dining Space



23' 7" x 11' 9" (7.19m x 3.58m) Karndean flooring, radiator, stylish range of fitted base and eye level units with working surfaces to side and up-stands, built in electric stainless steel oven and gas hob with extractor hood above, built in dishwasher and fridge/freezer, inset sink unit with left hand drainer, UPVC windows to front and rear, inset spotlights, door to:

Utility Room

Karndean flooring, radiator, further fitted base and eye level units with working surfaces to side and up-stands, space for washing machine and tumble dryer, inset sink unit, under stairs storage cupboard, double glazed door to rear.

First Floor

First Floor Landing

An impressive and versatile space, which could easily provide room for a study area. With a UPVC window to front, winding staircase to second floor and doors to:

Bedroom One



12' 5" x 11' 8" (3.78m x 3.56m) Radiator, UPVC window to front, two built in wardrobes, door to:

En-Suite



Amtico flooring, radiator, low level WC, pedestal hand wash basin, walk in shower cubicle, UPVC window to rear.

Property Details.

Bedroom Two



11' 9" x 9' 8" (3.58m x 2.95m) Radiator, UPVC windows to front and side.

Bedroom Three

10' 1" x 9' 8" (3.07m x 2.95m) Radiator, UPVC window to front, built in mirror fronted sliding wardrobes.

Family Bathroom

Amtico flooring, half tiled walls, radiator, low level WC, pedestal hand wash basin, panel bath with shower attachment, UPVC window to rear, extractor fan.

Second Floor

Second Floor Landing

Two built in storage cupboards, doors to:

Bedroom Four



14' 7" x 11' 8" (4.44m x 3.56m) Radiator, Velux window to rear, UPVC window to front.

Bedroom Five

12' 7" x 8' 2" (3.84m x 2.49m) Radiator, UPVC window to front, loft hatch.

Shower Room



Amtico flooring, half tiled walls, low level WC, wall mounted wash hand basin, walk in double shower cubicle, velux window to rear.

Outside

To the front of the property there is a private driveway providing off road parking for two cars, this leads to a detached garage.

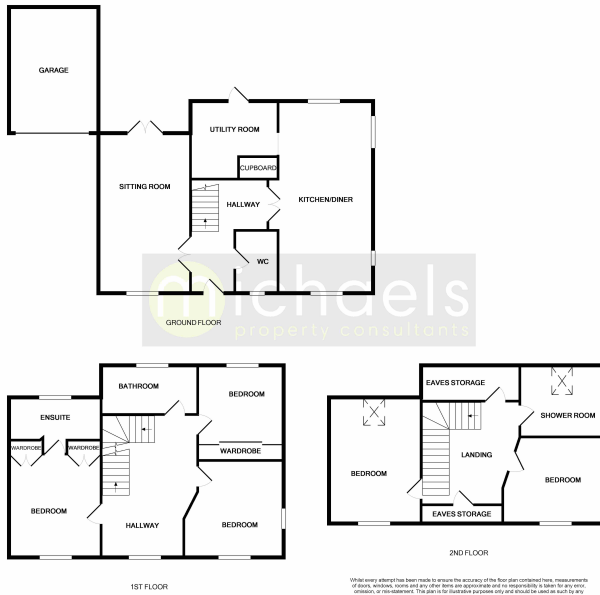
Rear Garden



To the rear of the property there is an attractive wall-enclosed garden which features a paved sun patio, the remainder being predominately laid to lawn. There is also a door to the detached garage.

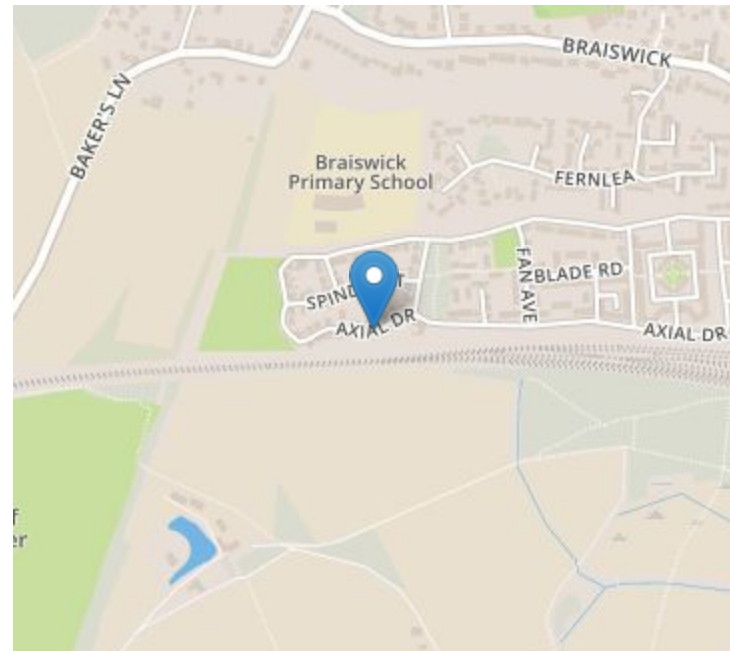
Property Details.

Floorplans

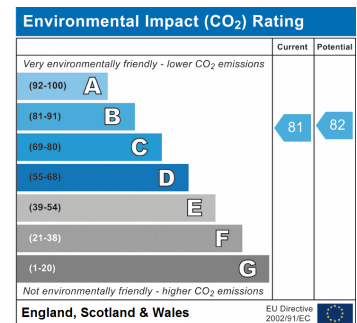
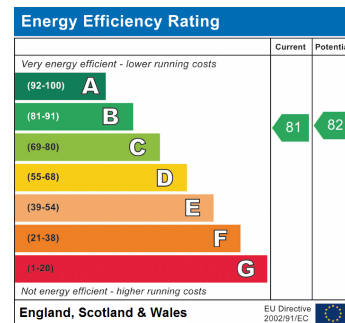


Where energy related data has been made to ensure the accuracy of the floor plan, comprehensive measurements of doors, windows, floors and any other items are accurate and are responsible to date for any error, omission or misstatement. This plan is for guidance purposes only and does not constitute a contract for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their accuracy or efficiency at the time of issue.

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.