



- Detached Family Home
- Four Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Generous Rear Garden
- Garage And Parking Space
- North Colchester Location

42 Nayland Road, Mile End, Colchester, Essex. CO4 5EN.

Located to the North Of Colchester with excellent access to Colchester North Station and the Town Centre is this four bedroom detached family residence. This spacious family home boasts a generous lounge, separate formal dining room, a modern fitted kitchen, utility room and cloakroom on the ground floor. Four bedrooms with an en-suite to the master bedroom and a family bathroom complete the first floor. Outside, the rear garden is predominately laid to lawn, with a patio area suitable for outdoor dining and access to the garage and allocated parking. Internal viewings are highly advised to truly appreciate this well presented home.



Property Details.

Ground Floor

Entrance Hall

With laminate floor, radiator, stairs to first floor and doors to.

Lounge



18' 3" x 11' 3" (5.56m x 3.43m) With window to front, french doors to rear, laminate floor, radiator, feature fireplace.

Dining Room



12' 1" x 8' 9" (3.68m x 2.67m) With window to front, radiator, laminate floor, door to.

Kitchen



15' 3" x 8' 8" (4.65m x 2.64m) With a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, integrated double oven, hob, extractor fan and fridge/freezer, vinyl flooring, double glazed window to rear, understairs storage, inset spotlights, open to.

Utility Room

6' 6" x 5' 6" (1.98m x 1.68m) With base and eye level units with space for washing machine & freezer, vinyl flooring, double glazed window to rear, door to;

Cloakroom

With close coupled WC, wash hand basin, radiator, vinyl flooring, inset spotlights, window to rear

First Floor

Landing

With airing cupboard, doors to;

Bedroom One



11' 6" x 10' 9" (3.51m x 3.28m) With window to front, radiator, built-in wardrobe, door to;

Property Details.

En-Suite



With close coupled WC, wash hand basin, shower cubicle, fully tiled walls, vinyl flooring, radiator,

Bedroom Two



11' 5" x 9' 6" (3.48m x 2.90m) With window to front, radiator, loft access.

Bedroom Three



9' 0" x 6' 7" (2.74m x 2.01 m) With window to rear, radiator.

Bedroom Four

9' 1" x 6' 5" (2.77m x 1.96m) With window to rear, radiator

Bathroom



With close coupled WC, wash hand basin, panelled P shaped bath with shower over, radiator, double glazed window to side, vinyl flooring.

Outside

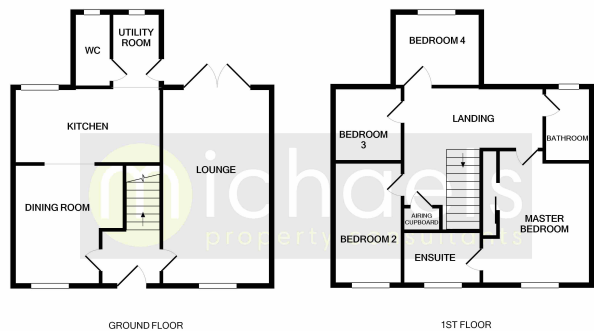
Garden



Generous rear garden enclosed by panel fencing, patio area with remainder laid to lawn, gate providing side access leading to the garage and off-road parking

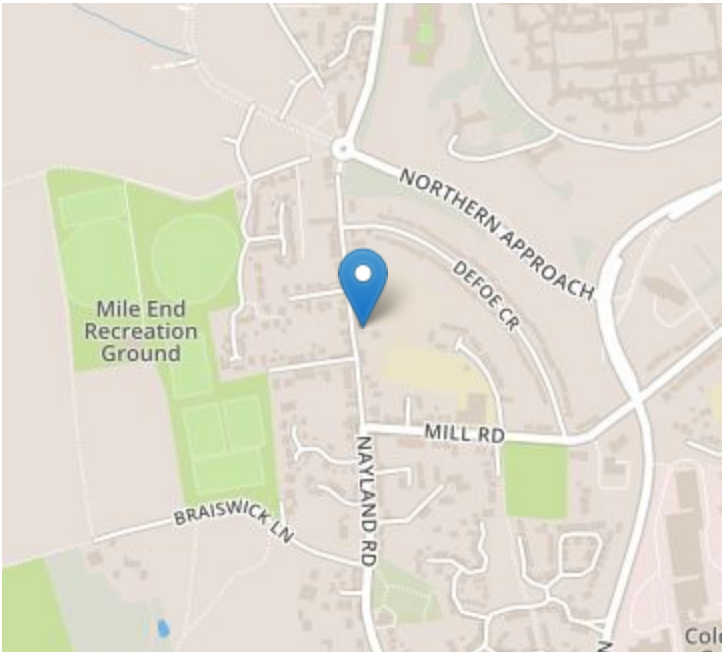
Property Details.

Floorplans

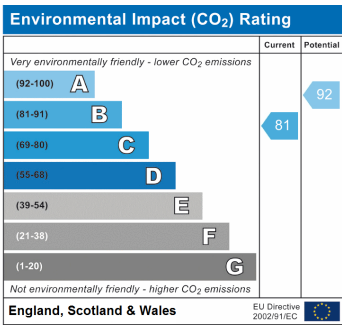
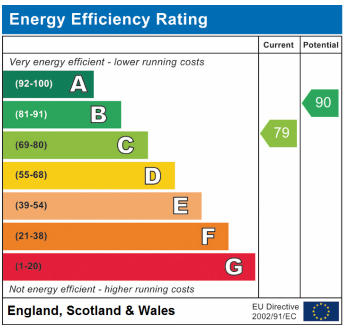


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



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.