



- An Exceptional Four Bedroom End Of Terrace Family Home
- Overlooking A Woodland
- Deceptively Spacious
- Open Plan Kitchen-Diner With A Full Range Of AEG Appliances
- Large Reception Room With Dual Aspect Windows
- Benefit Of A Downstairs Cloakroom
- Two Large Double Bedrooms & Two Sizeable Additional Rooms
- First Floor Tiled Family Bathroom Suite & En-Suite Shower Room
- Generous Private Enclosed Rear Garden & Luxury Of A Garage

12 Myland Court Walk, Colchester, Essex . CO4 6DG.

****Guide Price £400,000 to £425,000**** An exceptional four bedroom end of terrace family home, deceptively spacious and overlooking a picturesque woodland - a rare find for a recently constructed home. Offered to market in first class order and maintained to the highest of standards, this home is ready to be occupied by its new owners without delay. Offering a wealth of both reception and living space throughout, as well as generous outdoor space and complete with a garage and off road parking, viewing is simple essential to appreciate all that is on offer.



Property Details.

Ground Floor

Entrance Hall

17' 3" x 3' 6" (5.26m x 1.07m) Entrance door to front aspect, karndean flooring, radiator, stairs to first floor, doors to:

Downstairs Cloakroom

UPVC window to front aspect, W.C, wall mounted wash basin, karndean flooring, radiator

Reception Room



15' 7" x 12' 4" (4.75m x 3.76m) UPVC bay window to front and side aspect, communication points, radiator

Kitchen-Diner



19' 10" x 10' 7" (6.05m x 3.23m) An open-plan kitchen-diner comprising of; a range of modern fitted base and eye level units with work surfaces over, contrasting glass splash back, karndean plank flooring, inset four ring AEG hob with extractor fan over, drawers under, space for washing machine, built in AEG fridge/freezer, dishwasher, electric fan assisted oven and grill, radiator, UPVC window to rear aspect, UPVC patio doors to rear aspect, cupboard housing wall mounted gas boiler, large under stairs storage cupboard

First Floor

First Floor Landing

Stairs to ground floor, airing cupboard, radiator, loft hatch, doors to:

Master Bedroom



UPVC window to rear aspect, inset mirror front wardrobes, radiator, door to:

En-Suite Shower Room



Wall mounted wash basin, W.C, tiled walls, shower cubicle, large storage cupboard, extractor fan, karndean plank flooring

Property Details.

Bedroom Two



13' 1" x 9' 9" (3.99m x 2.97m) UPVC window to front and side aspect, radiator

Bedroom Three



9' 4" x 6' 6" (2.84m x 1.98m) UPVC window to rear aspect, radiator

Bedroom Four

6' 8" x 8' 9" (2.03m x 2.67m) UPVC window to front aspect, radiator

Family Bathroom Suite



Panel bath with shower attachment and screen, W.C, wall mounted wash basin, extractor fan, karndean plank flooring

Outside, Garden, Garage & Parking



Outside, you are spoilt with a large and private enclosed rear garden, commencing with a patio area - ideal for outdoor seating and dining. The remainder is designed with low maintenance in, laid with artificial turf. A secure rear gate provides access to a private parking area, offering off road parking and a garage, perfect for additional storage.

Additional Information

We have been informed by our sellers that this property has an estate charge applicable to it of approximately £330.00p per annum, payable to FirstPort. This is a fee payable for the upkeep of the unadopted roads, private residential areas, parking facilities and ensuring the aesthetics of the surrounding residential area are maintained to the highest of standards.

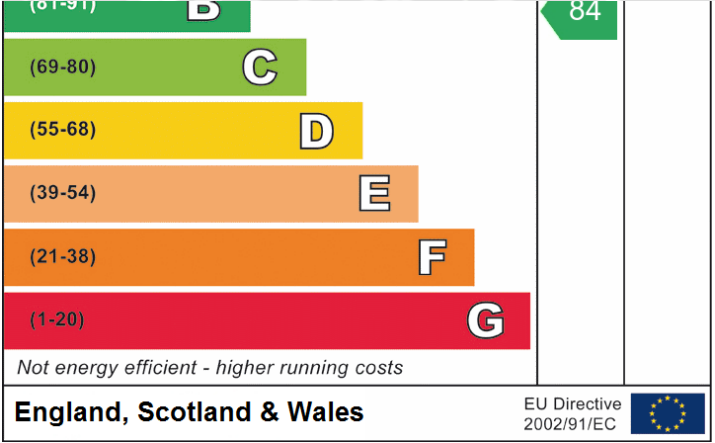
This information has been provided by our vendors in good faith and we encourage all interest parties to confirm this information at an early stage of their conveyance to prevent any discrepancy.

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.