



- A Deceptively Spacious Three Bedroom Terrace Home
- Close To An Array Of Amenities, Shops & Schools
- Pleasant Walkway Position
- Garage & Off Road Parking
- Large Living/Dining Room
- Sun Room
- Modern Kitchen
- First Floor Family Bathroom Suite
- Two Generous Double Bedrooms & Sizeable Third Bedroom
- Enclosed Rear Garden

12 Crosstree Walk, Colchester, Colchester, Essex. CO2 8QF.

****Guide Price £270,000 - £290,000**** A deceptively spacious three bedroom terrace family home, situated within 'The Willows', South Colchester and in easy reach of an array of excellent local amenities, bus links to Colchester's city centre and close proximity to a selection of schools. The property has historically been extended, creating an array of spacious and beautifully presented accommodation throughout - Ready for a purchaser to move straight into and enjoy. Highlights include a 25' living room, a fabulous modern kitchen, sun room, two double bedrooms and a sizeable third bedroom, as well as a first floor family bathroom suite. Outside, there is an enclosed rear garden, alongside a driveway and the added benefit of a garage to the rear. Presenting itself as the ideal family home, we welcome all enquires and internal viewings to appreciate the accommodation on offer - appointment required.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, storage cupboard, staircase to first floor, door to:

Living/Dining Room



25' 9" x 13' 5" (7.85m x 4.09m) two radiators, window to front aspect, large under stairs storage cupboard, patio doors to sun room, door to:

Sun Room



8' x 7' 9" (2.44m x 2.36m) Half brick built with dual aspect windows and door to rear garden.

Kitchen



14' 8" x 7' 9" (4.47m x 2.36m), radiator, fitted range of base and eye level units with working surfaces to side and tiled splash backs, built in electric stainless steel oven and gas hob with extractor hood above, space for fridge/freezer, washing machine and dishwasher, inset sink unit, window to rear aspect, inset spotlights.

First Floor

Landing

Loft hatch, airing cupboard, stairs to ground floor, doors to:

Master Bedrom



13' 8" x 9' 8" (4.17m x 2.95m) Window to front aspect, radiator, built in wardrobe

Property Details.

Bedroom Two



11' 6" x 8' 9" (3.51m x 2.67m) Window to rear aspect, built in wardrobe.

Bathroom



Window to rear aspect, panel bath with mixer tap, shower over and screen, tiled wall finish, vanity basin, W.C. radiator

Bedroom Three



10' max x 7' (3.05m x 2.13m) Window to front aspect, radiator, inset storage

Outside, Garden, Garage & Parking



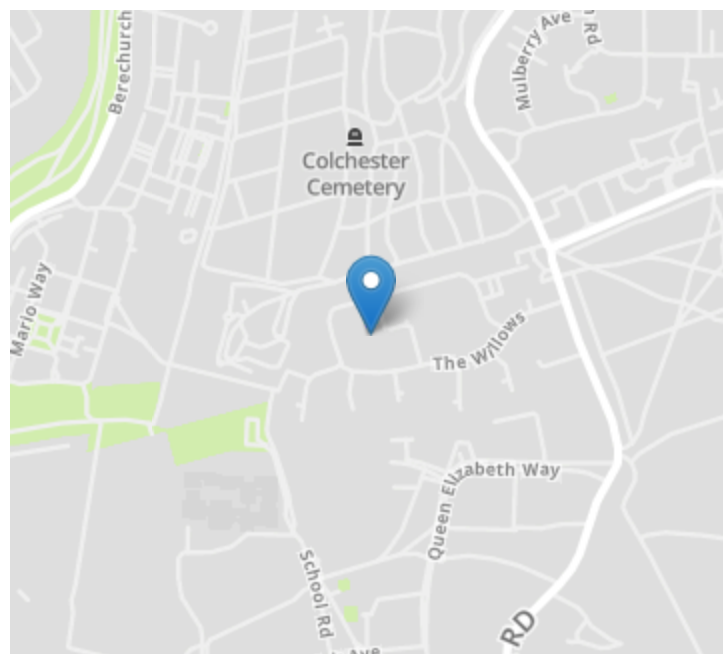
As previously mentioned the property sits in a pleasant walkway position, overlooking an open green to the front, there is also a small landscaped garden and path leading to the front door.

Property Details.

Floorplans



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.