



- Constructed By Highly Reputable Builders 'Mersea Homes'
- Three Bedroom Detached Property
- Two Bathrooms
- Open Plan Living Accommodation
- Modern Fitted Kitchen With Integrated Appliances
- UPVC French Doors & Dual Aspect Windows
- Downstairs Cloakroom
- Popular Chesterwell Development
- Close To Schools & An Array Of Excellent Amenities
- Generous Private Rear Garden & Off Road Parking

3 Panache Road, Colchester, Essex. CO4 6DS.

Guide Price £350,000 - £375,000 Constructed by renowned local developers Mersea Homes to an exceptional standard, 'The Poppy' is a traditional but contemporary attractive three bedroom cottage style detached family home. Positioned to the North of Colchester it offers modern day living with an open-plan design and is complete with carefully considered specifications & presented to market in first class order.

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

UPVC entrance door to front aspect, open plan & further doors to:

Downstairs Cloakroom

W.C, wash hand basin, radiator

Kitchen



18' 3" x 16' 2" (5.56m x 4.93m) UPVC window to front aspect, a range of modern fitted high gloss units with work surfaces over and white brick tiled splash back, inset electric hob with extractor fan over, electric fan assisted oven and grill, space/plumbing for washing machine, space for fridge/freezer, inset spotlights, open plan to:

Living/Dining



18' 3" x 16' 2" (5.56m x 4.93m) UPVC windows to side and rear aspect, UPVC french doors to rear aspect, radiator x2, television/telephone point, stairs to first floor

First Floor

First Floor Landing

Stairs to ground floor, airing cupboard, further doors to:

Property Details.

Master Bedroom



12' 7" x 10' 6" (3.84m x 3.20m) UPVC window to front aspect, built in wardrobe, over stairs cupboard, door to:

En-Suite Bathroom



Walk in double width shower cubicle with tiled wall finish, pedestal, W.C, inset spotlights, extractor, half tiled walls, shaver point

Bedroom Two



11' 0" x 8' 8" (3.35m x 2.64m) UPVC window to rear aspect, radiator

Bedroom Three

11' 6" x 6' 9" (3.51m x 2.06m) UPVC window to rear aspect, radiator

Family Bathroom Suite



W.C, pedestal wash hand basin, panel bath with shower and screen over with tiled wall finish, UPVC window to rear aspect and extractor fan, inset spotlights.

Outside

Garden, Outside & Parking



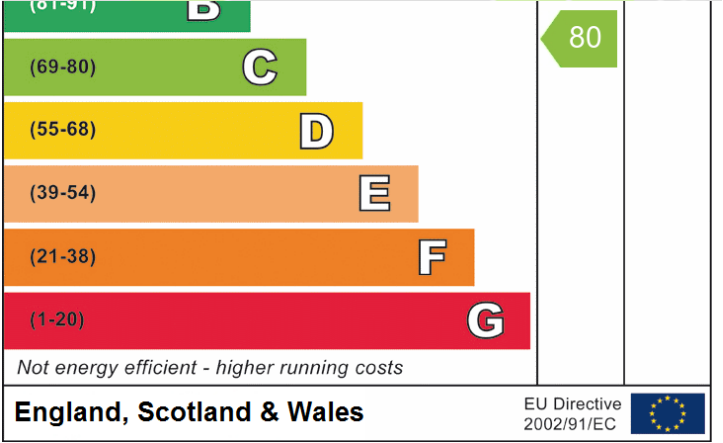
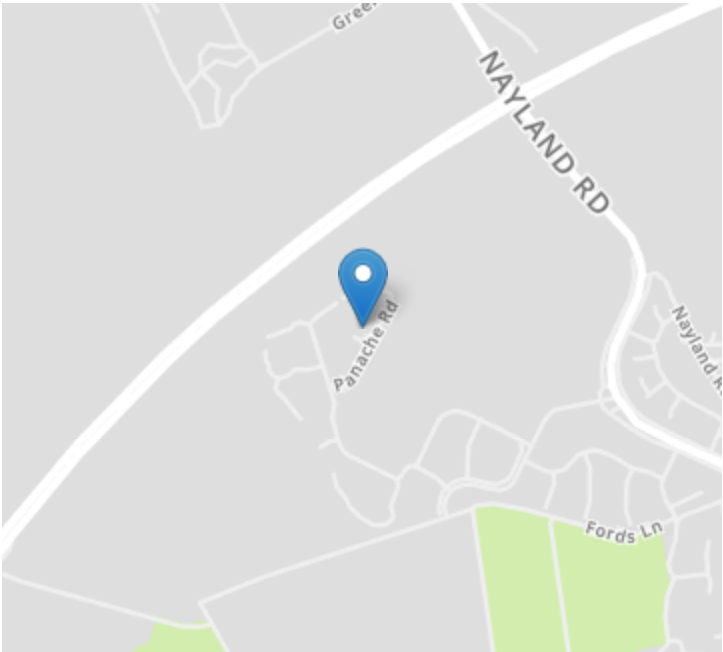
The outside allows for a generous private rear garden of which commences with a large patio area, with the remainder laid to lawn and enclosed by panel fencing. There is the benefit of a garden shed and a gate that provides side access to a private driveway, providing ample off road parking.

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.