



- GUIDE PRICE £350,000 - £360,000
- Recently Built By Highly Reputable Builders 'Bellway Homes'
- Bay Fronted Detached House
- Three Bedrooms
- Family Bathroom, En-Suite Shower And Downstairs Cloakroom
- Lounge With Feature Bay Window
- Kitchen/Diner
- Private Rear Garden
- Driveway And Garage

## 12 Ernest Fancy Lane, Colchester, Essex . CO4 9AN.

Residing within this highly regarded new estate to the North of Colchester is this stunning three bedroom 'Bay Fronted' detached house offering excellent access to the A12, Colchester North Station and outstanding schools including the Gilbert School. Built within the last few years by 'Bellway Homes' this contemporary home is offered with several years of NHBC warranty remaining, whilst the internal accommodation has been finished to a high standard throughout.





# Property Details.

## Ground Floor

### Entrance Hall

With radiator, stairs rising to first floor, alarm system, stairs rising to first floor, doors to;

### Lounge



14' 0" x 13' 10" (4.27m x 4.22m) With UPVC double glazed bay window to front, radiator, TV point and unit to remain.

### Kitchen/Diner



21' 10" x 9' 2" (6.65m x 2.79m) With two UPVC double glazed windows to rear, French doors providing access to the rear garden, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, in-built electric oven and hob, space for washing machine and fridge/freezer, understairs cupboard.

## First Floor

### Landing

With loft access, cupboard, doors to;

## Bedroom One



10' 6" x 10' 3" (3.20m x 3.12m) With UPVC double glazed window to front, radiator, built in sliding wardrobes.

## EnSuite



With low level WC, wall Mounted wash hand basin, shower cubicle, part tiled walls.

## Bedroom Two



12' 6" x 11' 3" (3.81m x 3.43m) With UPVC double glazed window to rear, radiator.

# Property Details.

## Bedroom Three



9' 1" x 7' 9" (2.77m x 2.36m) With UPVC double glazed window to rear, radiator.

## Bathroom



With UPVC double glazed obscure window to front, radiator, panelled bath, wash hand basin, enclosed cistern WC.

## Outside

### Rear Garden



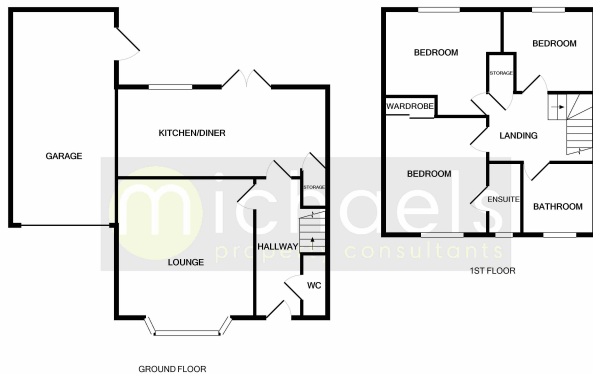
Outside, to the rear, there is a sizeable rear garden which is enclosed by panel fencing and also has access to the garage. The garden is predominately laid to lawn with a patio area.

### Garage & Driveway

The garage has power and light connected with an up and over door to front. In front of the garage there is a driveway providing off road parking.

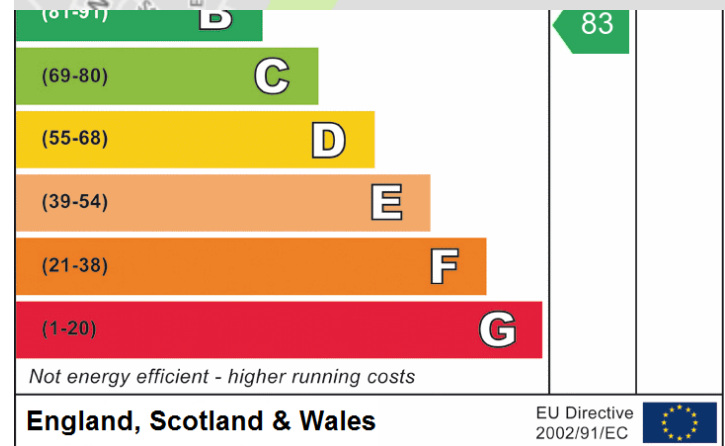
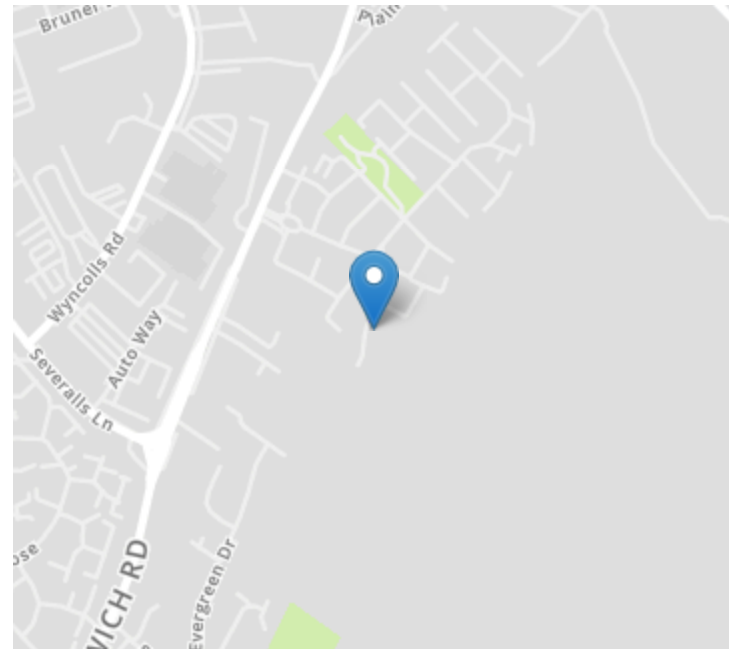
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance 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 is made as to their operability or efficiency rate is given.  
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## 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.