



- Detached Four Bedroom Family Home
- Four Well-Proportioned Bedrooms
- Family Bathroom & En-Suite Shower Room
- Living Room
- Dining Room
- Well-Equipped Kitchen
- Utility Room & Downstairs Cloakroom
- Private & Enclosed Rear Garden
- Off Road Parking & Garage
- Prettygate Location With Excellent Amenities and Schools

## 18 Scythe Way, Colchester, Essex. CO3 4SJ.

Peacefully positioned along a favourable road within the popular district of Prettygate, Scythe Way, resides this excellent 'Mock Tudor' looking four bedroom detached family home. Offered to the open market with added benefit of no onward chain, this property is also within striking distance of an array of useful amenities, shops, schooling and well-connected to Colchester's vibrant and historic city centre with a frequent bus network. Complete with the added benefit of a generous garden, off road parking and the luxury of an integral garage, this home must be viewed at your earliest convenience to appreciate all that is on offer and to prevent inevitable disappointment.



# Property Details.

## Ground Floor

### Entrance Hall

4' 6" x 4' 7" (1.37m x 1.40m) Entrance door to front aspect, stairs to first floor, door to:

### Reception Room



17' 1" x 13' 4" (5.21m x 4.06m) Bay window to front aspect, radiator, communication points, feature fire place, glazed double doors to:

### Dining Room



9' 6" x 9' 1" (2.90m x 2.77m) Patio doors to rear aspect (leading to rear garden), radiator, door to:

## Kitchen



10' 1" x 9' 6" (3.07m x 2.90m) An array of fitted base and eye level units with work surfaces over, inset hob with extractor fan over, inset oven and grill, inset sink, drainer and tap over, inset dishwasher, tiled splashback, tiled floor, under-stairs cupboard, window to rear aspect, door and access to:

### Utility Room

5' 4" x 6' 7" (1.63m x 2.01m) Window to side aspect, glazed door to rear aspect, tiled floor, base level units with space under for washing machine/further appliance, inset sink, drainer and tap over, tiled splash back, wall mounted gas boiler, radiator, door to:

### W.C.

9' 5" x 3' 2" (2.87m x 0.97m) Window to side aspect, W.C, wall mounted wash basin, radiator

## First Floor

### Landing

Stairs to ground floor, doors and access to:

### Master Bedroom



12' 9" x 11' 3" (3.89m x 3.43m) Window to front aspect, radiator, inset wardrobes, door and access to:

# Property Details.

## En-Suite



4' 7" x 7' 1" (1.40m x 2.16m) Window to side aspect, radiator, W.C, wash basin, shower cubicle

## Bedroom Four



8' 3" x 10' 7" (Max) (2.51m x 3.23m) Window to front aspect, radiator, inset storage

## Bedroom Two



8' 2" x 8' 4" (2.49m x 2.54m) Window to rear aspect, radiator, inset cupboard

## Family Bathroom



7' 1" x 6' 6" (2.16m x 1.98m) Window to rear aspect, wash basin, panel bath, W.C., radiator

## Bedroom Three



7' 9" x 10' 1" (2.36m x 3.07m) Window to rear aspect, radiator, inset storage

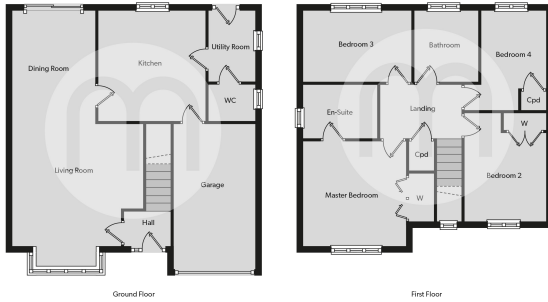
## Outside, Garden, Garage & Parking



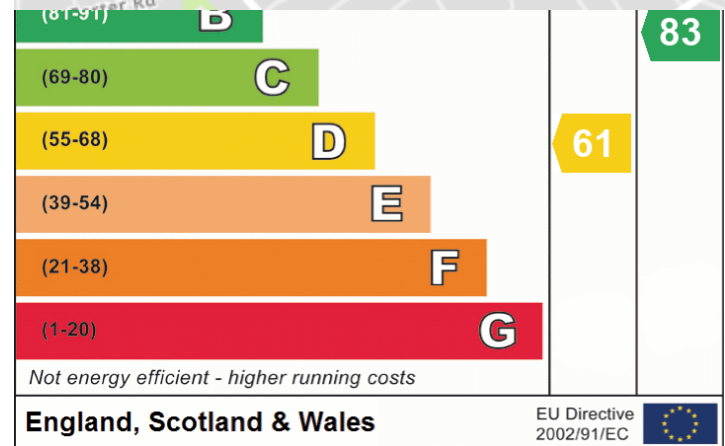
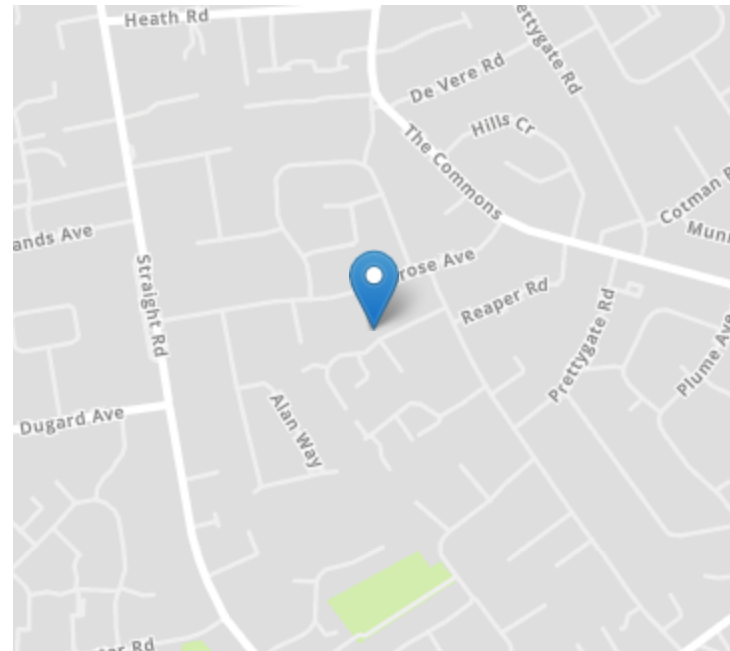
Outside, a mature and private enclosed rear garden can be found, with secure gated side access leading to a front drive, offering off road parking. A large garage with an up-and-over door is available, ideal for storage and is also accessible via an integral door from the kitchen.

# 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.