



- Recently Built By Highly Reputable Builders 'Bellway Homes'
- Bay Fronted Detached House
- Four Bedrooms
- Family Bathroom, En-Suite Shower Room And Downstairs Cloakroom
- Lounge With Feature Bay Window
- Kitchen/Diner With Island Unit And Integrated Appliances
- Landscaped Private Garden
- Driveway And Garage

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

Positioned within this highly regarded new estate to the North of Colchester is this stunning four 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.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to the first floor, radiator, doors to;

### WC

With close coupled WC, wall mounted hand wash basin.

### Lounge



4.88m (12'48") x 5.11m (14'33") With double glazed bay window to the front, radiator, TV point.

### Kitchen/Diner



3.58m (11'9") x 6.02m (19'9") With double glazed French doors to the garden, double glazed window, range of base and wall units, electric oven, four ring gas hob with extractor over, breakfast bar with seating for two and cupboards under, space for washing machine, integrated dishwasher and fridge/freezer.

## First Floor

### Landing

With loft access and doors to;

## Bedroom One



3.35m (11'0") x 3.23m (10'7") With double glazed window to the rear, built in wardrobe, radiator, door to;

## En-Suite Shower Room



With single shower cubicle, wall mounted hand wash basin, close coupled WC, chrome heated towel rail.

## Bedroom Two



4.93m (9'86") x 4.67m (10'64") With double glazed window and radiator.

# Property Details.

## Bedroom Three



2.62m (8'7") x 1.96m (6'5") With double glazed window to the rear, radiator.

## Bedroom Four

2.01m (6'7") x 2.77m (9'1") With double glazed window to the front, radiator.

## Family Bathroom



With Panel enclosed bath with shower over, close coupled WC, wall mounted hand wash basin.

## Outside

### Rear Garden



To the rear there is a generous rear garden which is enclosed by panel fencing. The garden offers patio area and a large lawn. There is also direct access to the garage through a single door.

### Front Of The Property

To the front there is a charming front garden with a variety of plants and shrubs. To the left of the property there is a block paved driveway which provides parking and access to the garage.

### Garage

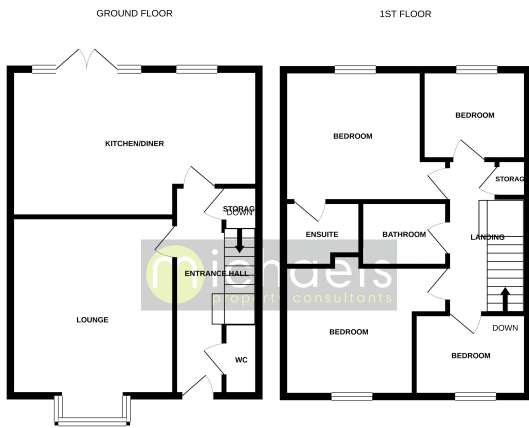
With up and over door to front, single door to rear, power and light.

### Agents Note

Please be advised the property does have an estate management charge of £170 per annum. However we do advise any prospective purchaser to check this information with their chosen legal representative.

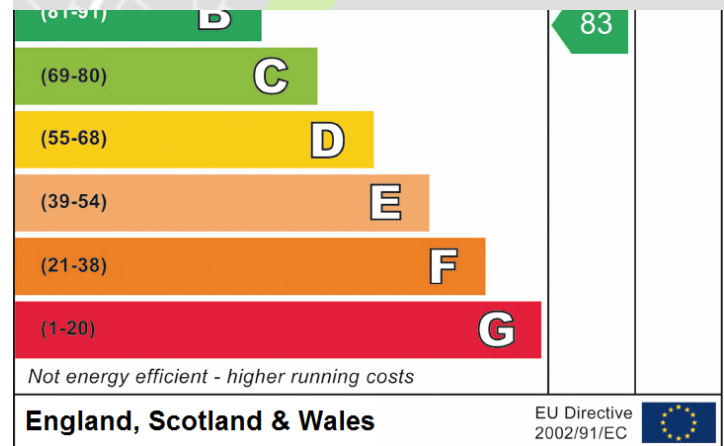
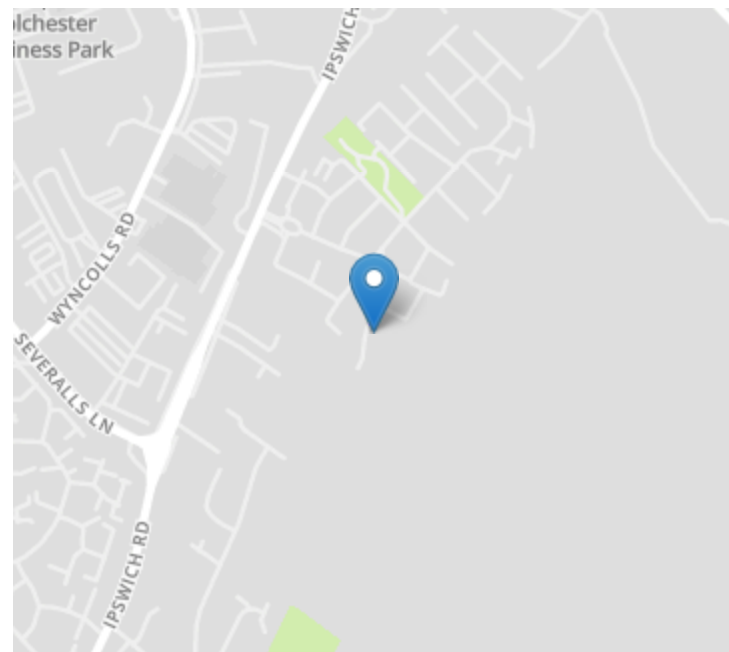
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## Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, doors and other items are approximate and the responsibility to take for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The location, position and application of fixtures have not been checked and is approximate. All floor surfaces are finished to the best of our knowledge. Made with MapInfo 12.0.00

## 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.