



- \*\*Guide Price £350,000 - £375,000\*\*
- Four Bedroom Detached Home
- Offered To Market On A Chain Free Basis!
- Two Reception Rooms
- Modern Kitchen-Diner
- Utility Room
- Four Well-Proportioned Bedrooms
- En-Suite & First Floor Bathroom
- Private & Enclosed Rear Garden
- Benefitting From Garage & Parking

**63 John Mace Road, Colchester, Essex.  
CO2 8WW.**

**\*\*Guide Price £350,000 - £375,000\*\*** An excellent opportunity to acquire a substantial four bedroom detached property, commanding a corner plot position within a popular residential development to the South of Colchester's colourful and historic city centre. Ideal for the expanding family and offering a wealth of both reception and bedroom space throughout, it presents itself as the ideal family home and is offered to the market with the added luxury of no onward chain.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs to first floor, understairs storage cupboard, radiator, access to:

### Downstairs Cloakroom

W.C, wash hand basin, radiator

### Kitchen/Diner



11' 9" x 8' 4" (3.58m x 2.54m) A range of fitted base and eye level units with worksurfaces over, tiled splash back, inset sink, drainer and taps over, integrated appliances, inset oven, grill, hob and extractor fan over, window to front aspect, radiator x2, french doors to rear aspect, access to:

### Utility Room

Glazed door to side aspect, range of fitted base and eye level units with inset sink, drainer and taps over, space for further appliances under counter

### Living Room



22' 5" x 11' 8" (6.83m x 3.56m) Windows to side aspect, french doors to side aspect, radiator x2, communication points

## Dining Room/Additional Reception Room



10' 3" x 14' 10" (3.12m x 4.52m) Windows to front and side aspect, radiator x2

## First Floor

### Master Bedroom



10' 4" x 14' 10" (3.15m x 4.52m) Windows to front and side aspect, radiator x2, door and access to:

# Property Details.

## En-Suite Shower Room



Wash hand basin, shower cubicle, W.C, radiator, window to front aspect

## Family Bathroom



Family bathroom suite comprising of; panel bath with screen and shower attachment over, W.C, vanity wash hand basin, window to front aspect, radiator

## Bedroom Two



9' 1" x 14' 10" (2.77m x 4.52m) Windows to front and rear aspect, radiator x2

## Bedroom Three

12' 3" x 6' 8" (3.73m x 2.03m) Windows to side aspect, radiator

## Bedroom Four

12' 2" x 6' 9" (3.71m x 2.06m) Window to side aspect, radiator

## Outside, Garden, Garage & Parking



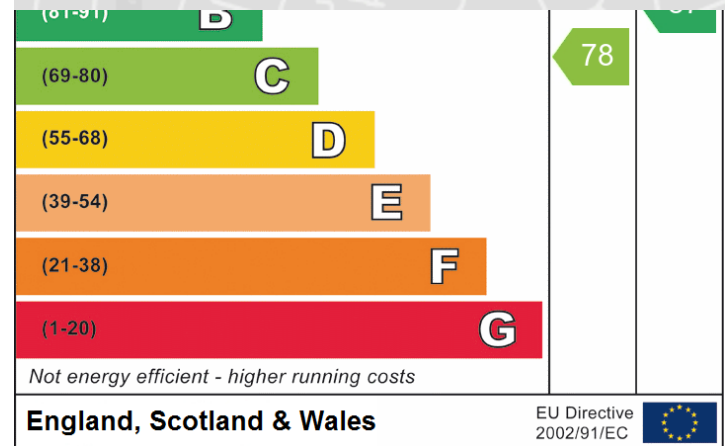
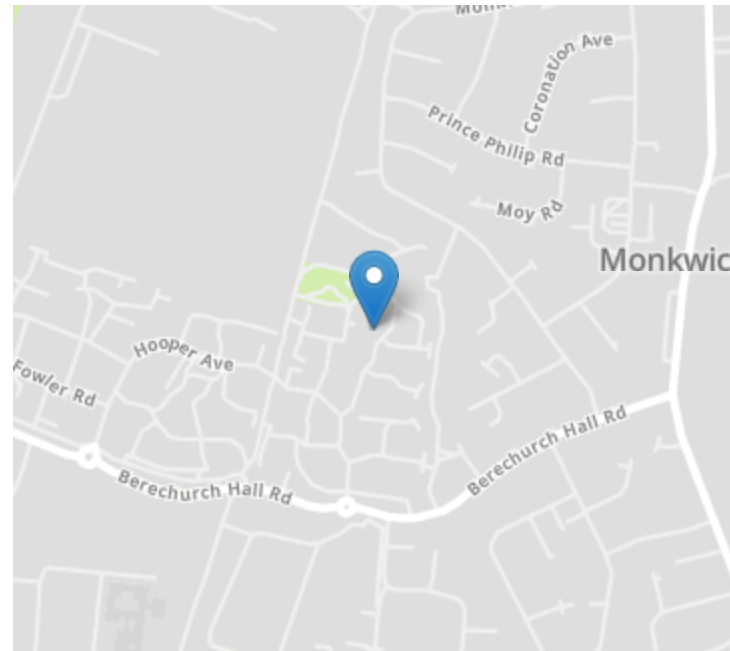
Outside, its owners will benefit from a private and enclosed rear garden, a garage with garden door access and a private driveway offering off road parking. There is also secure gated side access and boundaries are formed by panel fencing.

# 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.