



- Deceptive Four/Five Bedroom Home
- Sought After New Braiswick Park Development
- Extended & Improved With a Loft Conversion
- Sizeable Living Room
- Modern Kitchen/Diner
- Four Bedrooms
- Two Bathrooms
- Fifth Bedroom/Study (Formerly Another Bathroom)
- Driveway & Garage

**63 Apprentice Drive, Colchester, Essex.
CO4 5SE.**

This highly deceptive four/five bedroom semi detached property forms part of the ever sought after New Braiswick Park development, offering excellent access to North Station and a variety of excellent local amenities and schooling. The property was improved and extended in the form of a loft conversion several years ago, creating a spacious family home with exceptionally versatile accommodation over three floors. Internally a central reception hall opens to a cloakroom, a modern kitchen/diner and a sizeable living room which completes the ground floor. Arranged over the first and second floors are four bedrooms, two bathrooms and a fifth bedroom/study (formerly another bathroom).



Property Details.

Ground Floor

Entrance Hall

Entrance door to entrance hall, single radiator, stairs to first floor. door to under stairs cupboard, further doors to:

Living Room



15' 5" x 10' (4.70m x 3.05m) Double glazed window to front, patio doors leading to rear garden, two single radiators.

WC

Pedestal hand wash basin with mixer tap over and tiled splash back, low level WC, extractor fan.

Kitchen/Diner



Dual aspect double glazed window to front and rear, selection of base and eye level units with roll top work surfaces, one and a half sink unit with drainer, four ring gas hob and fan oven with extractor over, space for washing machine, dishwasher and fridge/freezer.

First Floor

Landing

Door to airing cupboard, stairs to second floor, further doors to:

Bedroom One



9' 8" x 10' 8" (2.95m x 3.25m) Double glazed window to rear, single radiator, triple wardrobe.

En-Suite



Obscure double glazed window to front, fully tiled shower cubicle, low level WC, pedestal hand wash basin with mixer tap over, electric towel rail.

Property Details.

Bedroom Two



8' 9" x 8' 4" (2.67m x 2.54m) Double glazed window to rear, single radiator.

Bedroom Three

11' 5" x 6' 9" (3.48m x 2.06m) Double glazed window to front, single radiator.

Bathroom

Obscure window to front, fully tiled panelled bath with shower over, low level WC, pedestal hand wash basin with mixer tap over, part tiled walls, lino flooring.

Second Floor

Second Floor Landing

With cupboard and eaves storage.

Bedroom Four



11' 9" x 10' 7" (3.58m x 3.23m) Two velux windows, double wardrobe and eaves storage, single radiator.

Study



Velux window to rear, radiator. (formerly another bathroom.)

Outside

To the front of the property is a low maintenance garden leading to front door, off road parking for two / three cars leading to garage with up and over and gated access to rear garden.

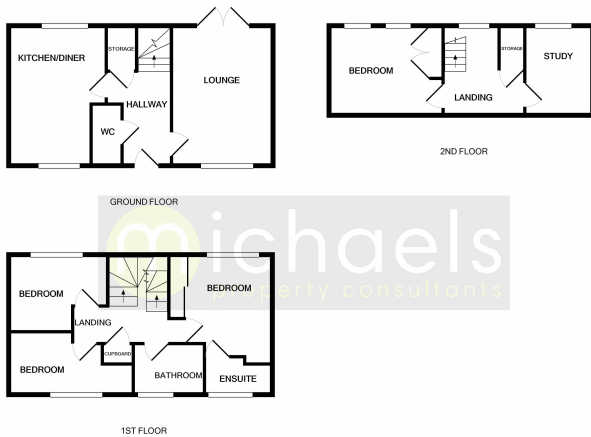
Rear Garden



Side gate access leads to an un-overlooked south facing rear garden with patio area, lawn with mature shrubs enclosed by panelled fencing.

Property Details.

Floorplans

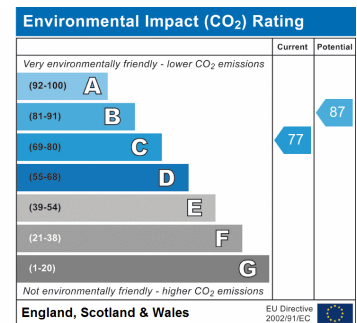
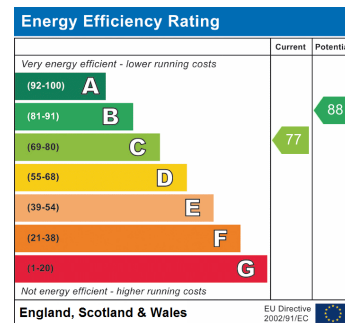


Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings



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.