



- Guide Price £290,000 - £310,000
- Contemporary Home
- Three Bedrooms
- En-Suite And Family Bathroom
- 26ft Open Plan Kitchen/Dining/Living Area
- Cloakroom
- Close Proximity To the A12 & North Station

### 35 Endeavour Way, Colchester, Essex. CO4 5PL.

GUIDE PRICE £290,000 - £310,000 Originally built by reputable National house builders Crest Nicholson, this contemporary and spacious three bedroom house is situated favourably on a modern and popular development conveniently positioned to the North of Colchester within moments of an array of excellent amenities. These amenities range from a leisure complex to excellent schooling and provides unrestricted access to the A12.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor, radiator, door to.

### Cloakroom



With close coupled WC, wash hand basin, radiator, plumbing for washing machine.

## Open Plan Living Room/Kitchen/Dining Area



26' 5" x 11' 3" (8.05m x 3.43m) With window to front and rear, French doors to rear, two radiators.

Kitchen Area: contemporary fitted kitchen offering a range of matching eye level and base units with drawers and worktops over, inset one and a half sink and drainer, built in gas hob and electric eye level cooker, integrated fridge/freezer and dishwasher.

## First Floor

### Landing

With storage cupboard, airing cupboard and doors to.

# Property Details.

## Bedroom One



13' 5" x 11' 2" (4.09m x 3.40m) With window to front, radiator, built in wardrobe, door to en-suite.

## En-Suite

With close coupled WC, radiator, wash hand basin, close coupled WC,

## Bedroom Two

11' 5" x 10' 8" (3.48m x 3.25m) With window to front, radiator.

## Bedroom Three



9' 11" x 6' 8" (3.02m x 2.03m) With window to rear, radiator.

## Bathroom



With panelled bath, close coupled WC, wash hand basin, radiator.

## Outside

### Rear Garden



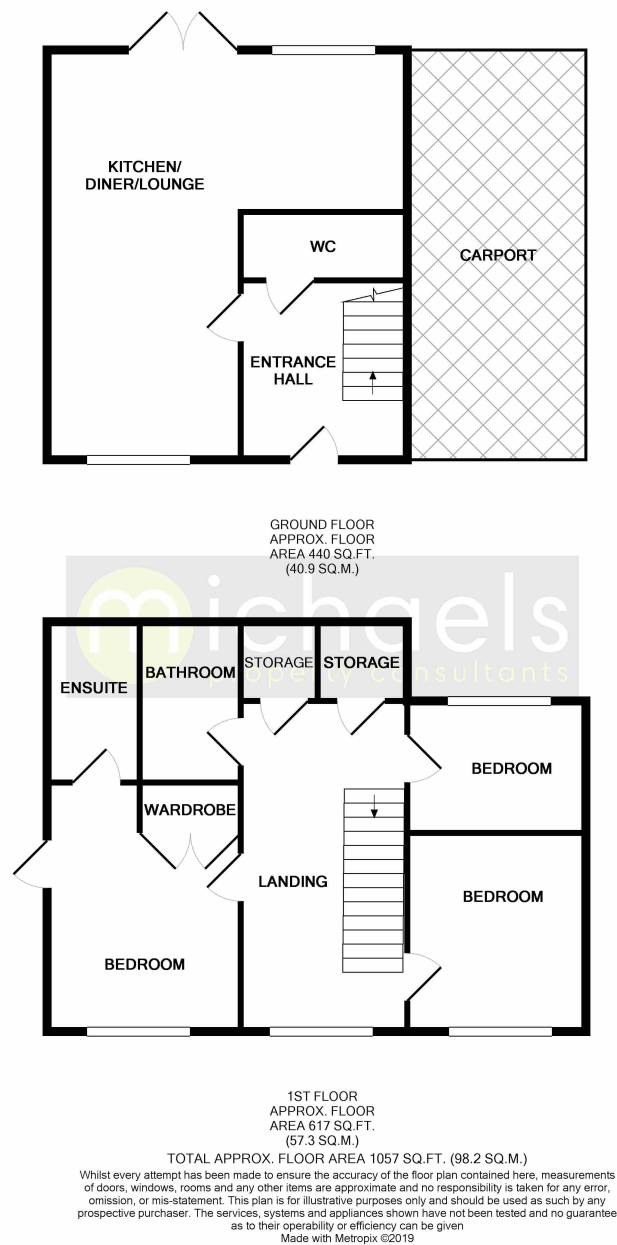
To the rear of the property there is a good size garden being mainly lawned with paved patio area and enclosed by fencing with garden shed.

### Carport

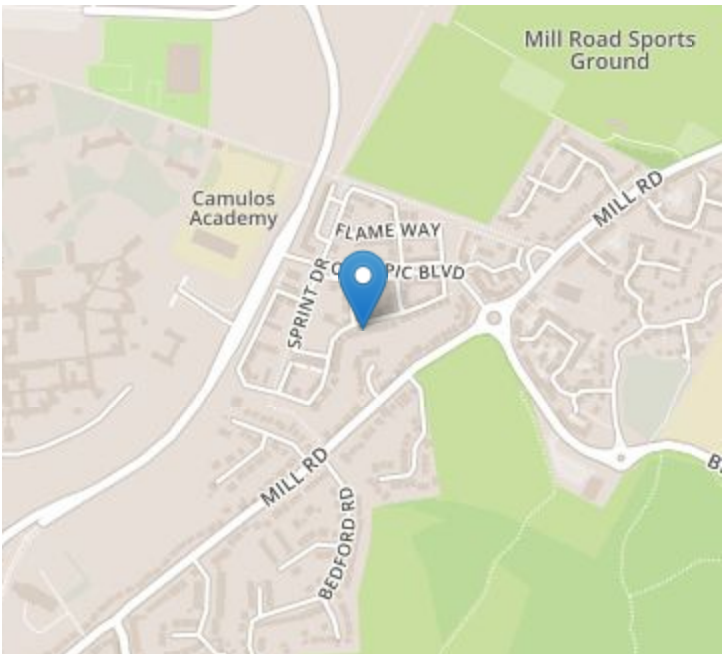
To the side of the property there is covered carport parking retained by gates for security.

# Property Details.

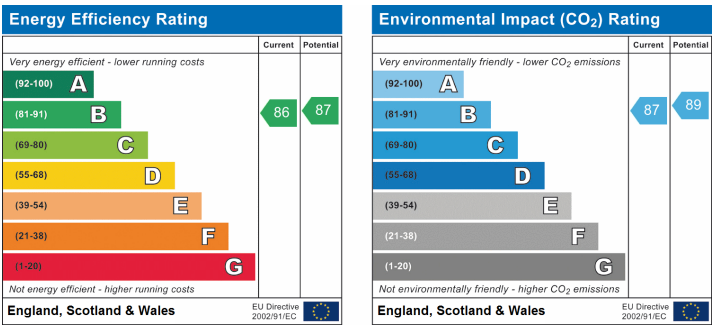
## Floorplans



## 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.