



- Set Within A Prime North Colchester Position
- Close To An Array Of Schools, Shops & Amenities
- Three Bedroom Detached Family Home
- Benefiting From Two Reception Rooms
- Added Luxury Of A Conservatory
- Two Double Bedrooms & Sizeable Third Bedroom
- En-Suite Shower Room & Family Bathroom
- Generous Enclosed Rear Garden
- Detached Garage & Ample Gated Off Road Parking
- Offered To Market With No Onward Chain

5 Hale Way, Colchester, Essex. CO4 5BD

****Guide Price £400,000 to £425,000**** An impressive example of a three-bedroom detached family home, offered to the market with no onward chain and residing North of Colchester's historic city centre. Nearby, the eagerly anticipated 'Northern Gateway' is available, soon to be home to an array of restaurants, leisure facilities, premium health club and more. It is also within easy access of the A12/A120 corridor to London and a short bus journey to Colchester's North Station, offering direct links to London Liverpool Street, therefore perfect for the working professional. Highwoods Square is close by, offering a Tesco extra store, doctors, dentist and post office. The Gilbert Secondary School was recently rated outstanding by Ofsted and is within walking distance.



Property Details.

Ground Floor

Entrance Hallway

Main door leading into hallway, radiator, large storage cupboard, understairs storage space, stairs to first floor, door to:

Cloakroom

Low level W.C, vanity wash hand basin, radiator, obscured window to side aspect.

Reception Room



16' 9" x 11' 0" (5.11m x 3.35m) UPVC window to front aspect, gas fireplace, radiator, communication points, glazed doors to:

Conservatory



15' 5" x 9' 7" (4.70m x 2.92m) French doors to rear garden, exposed brick wall, enclosed by UPVC windows

Kitchen/Dining Area/Utility Area



16' 5" x 15' 6" (5.00m x 4.72m) UPVC window to front and side aspect, a full range of eye level units, cupboards and work surfaces, inset five ring gas hob with range cooker to remain, radiators, tiled walls and flooring with tiled splash back, leading onto utility area with space for further appliances and a range of cupboards, inset spotlights

Reception Room/Study



10' 7" x 9' 7" (3.23m x 2.92m) UPVC window to front aspect, radiator.

First Floor

First Floor Landing

Access to loft hatch, radiator, UPVC window to rear aspect, airing cupboard housing water cylinder, stairs to ground floor, doors to:

Property Details.

Master Bedroom



13' 3" x 12' 4" (4.04m x 3.76m) UPVC window to rear aspect, built in wardrobes, door to:

En-Suite Shower Room



Double size shower cubicle, vanity wash basin, tiled walls and flooring, chrome towel rail, W.C

Bedroom Two



11' 0" x 10' 0" (3.35m x 3.05m) UPVC window to front aspect, radiator.

Bedroom Three

9' 5" x 8' 9" (2.87m x 2.67m) UPVC window to front aspect, radiator.

Bathroom



7' 4" x 6' 9" (2.24m x 2.06m) Panelled bath with shower attached, low level W.C, vanity wash basin, radiator, obscured window to rear aspect.

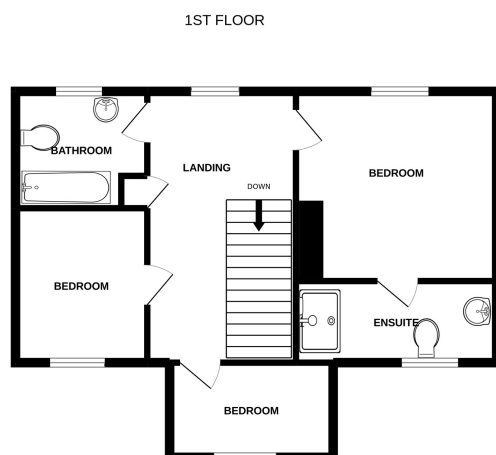
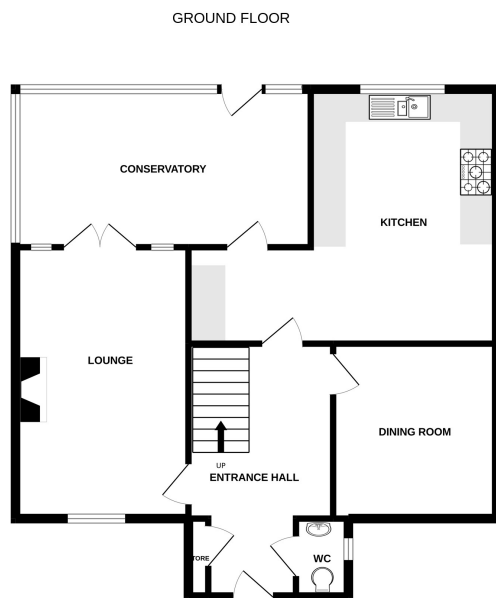
Outside, Garden, Garage & Parking



Outside, this home boasts a large and enclosed private rear garden. Accessed from both the kitchen & conservatory, the garden commences with a raised patio area, ideal for al-fresco dining and seating, with the remainder of the garden predominately laid to lawn. The garden features an array of mature shrubs, plants and hedges throughout, with boundaries formed by panel fencing. Off road parking is available on a private driveway, secured behind timber gates and leads on to a detached garage.

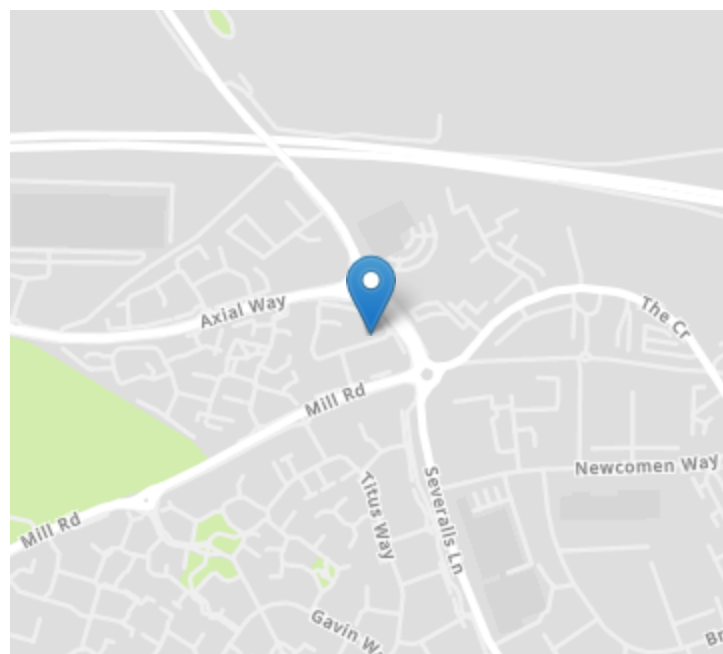
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.