



- An Exclusive Development Of Just 10 Houses
- Close To An Array Of Excellent Amenities & Choice Of Schooling
- Stunning Two Bedroom End Of Terrace Home
- Exceptionally Presented & Well Decorated Throughout
- Open Plan Kitchen/Dining Area
- Living Room With Dual Aspect Windows & Bespoke Shutters
- Two Generously Proportioned Double Bedrooms
- Luxury Tiled Family Bathroom Suite
- En-Suite To Master Bedroom
- Two Allocated Parking Spaces

### 3 Oaklands, Parsons Heath, Colchester, Essex. CO4 3HT.

**\*\*GUIDE PRICE £300,000-£325,000\*\*** Presented to market in first class order, this excellent two bedroom end of terrace home is situated in North Colchester and is within striking distance of an array of exceptional amenities, schooling and transport links. Approaching five years old, stunning home benefits from an array of modern fittings and is deceptively spacious. Highlights include; a welcoming entrance hall, ground floor cloakroom, large reception room with dual aspect windows, modern kitchen-diner, two exceptional double bedrooms, en-suite shower room and first floor tiled family bathroom. Outside, the property boasts a private and enclosed, sizeable rear garden and comes complete with two allocated parking spaces. Viewings are available and can be arranged via one of our consultants without delay.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Hallway

Main door into hallway, tiled flooring, radiator, storage cupboard, door to:

### Cloakroom

Obscured window to front aspect, radiator, low level W.C, vanity wash basin.

### Reception Room



19' 5" x 9' 5" (5.92m x 2.87m) UPVC window to front and side aspect with Shutters, radiators, patio doors to garden

## Kitchen/Dining Area



16' 6" x 11' 9" (2m x 0.53m) A modern fitted kitchen comprising of a full range of base and eye level units, cupboards and work surfaces over, drawers under, a range of integrated appliances with space and plumbing for washing machine, inset electric fan assisted oven and four ring gas hob with contemporary extractor fan over, UPVC window to front aspect, inset spot lighting, radiator, patio doors leading out to garden.

## First Floor

### First Floor Landing

Access to loft, window to rear aspect, stairs to ground floor, door and access to:

# Property Details.

## Master Bedroom



19' 5" x 9' 4" (5.92m x 2.84m) UPVC window to front aspect, radiator, wall panelling, bespoke window shutters, radiator, door to:

## En Suite Shower Room



Shower cubicle, vanity wash basin, low level W.C, obscured window to rear aspect. radiator

## Bedroom Two



13' 9" x 9' 2" (4.19m x 2.79m) UPVC window to front, side and rear aspect, radiator

## Bathroom



Low level W.C panelled bath with shower attached, vanity wash basin, extractor fan, grey tone tiled walls and flooring, inset spotlights

## Outside



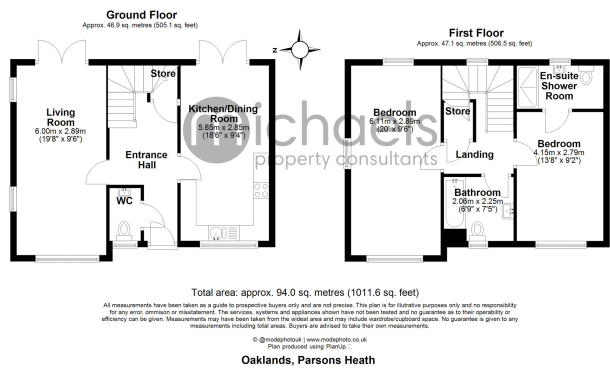
Outside, the garden commences with a patio, ideal for outdoor seating and al-fresco dining. The remainder of the garden is predominately laid to lawn and enclosed by a handsome brick wall and panel fencing. Secure gated rear access leads to a residents parking area, offering off road parking for two vehicles.

## Additional Information

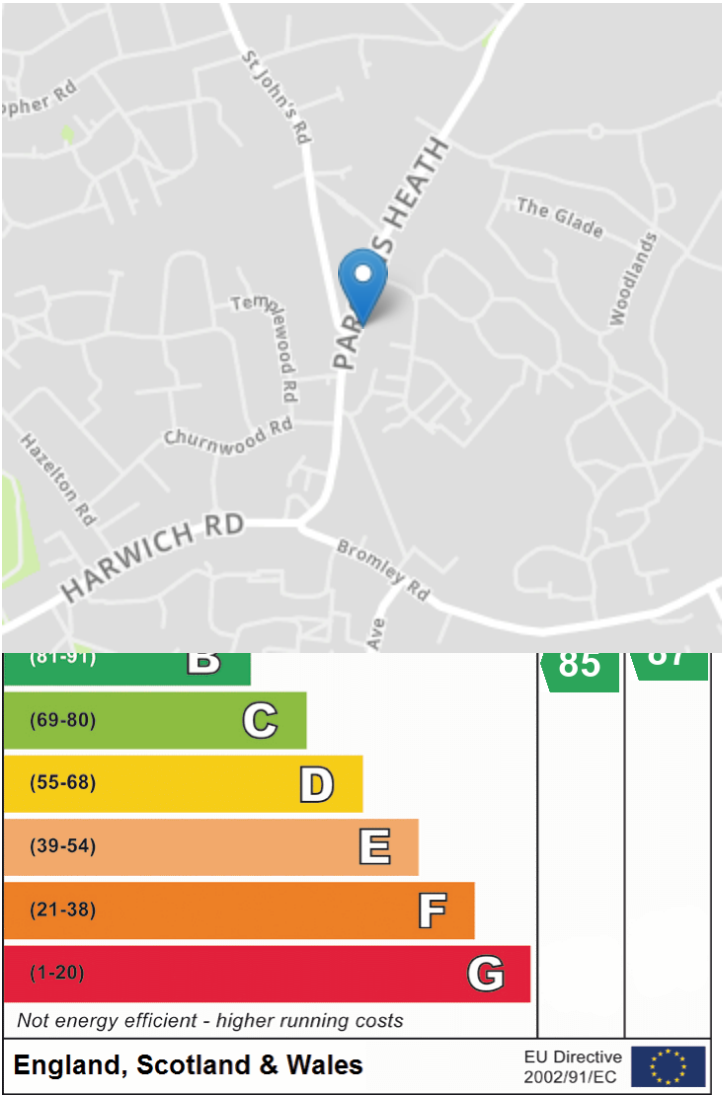
We advise all interested parties to confirm any annual estate charges with their legal representative at an early stage of their conveyance, to prevent any discrepancy.

# 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.