



- Versatile Accommodation Across Three Floors
- Upgraded Kitchen With Integrated Appliances
- Downstairs Cloakroom
- Dining/Reception Area
- First Floor Living Room/Additional Bedroom
- First & Second Floor Family Bathrooms
- Four Generous Bedrooms
- South-West Facing Rear Garden
- Garage & Off Road Parking
- Popular 'Kingswood Heath' Development To The North Of Colchester

55 Arthur Cross Square, Colchester, Essex. CO4 6BZ.

****Guide Price £450,000 - £475,000**** A versatile example of an excellent four/five bedroom town house, occupying a favourable position within the favourable 'Kingswood Heath' development in a prime North-Colchester position and a home that is simply that not to be missed. Presented to market in excellent order and overlooking a well-manicured communal green space, featuring recently constructed timber seating shelters and situated within a family orientated neighbourhood. Soon to be within striking distance of Colchester's eagerly anticipated Northern Gateway, this home is to be within walking distance of; a premium health club, state of the art cinema, leisure complex, a variety of restaurants and is also well connected via the A12/A120 corridor to Ipswich & London. Colchester's mainline station is five/ten minutes away, accessible by a well served bus network and also within easy reach of the city centre.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, radiator, door to:

Kitchen



12' 2" x 8' 7" (3.71m x 2.62m) Window to front aspect, a range of modern fitted base and eye level units with worksurfaces over, drawers under and contrasting handles, full range of AEG integrated appliances, inset hob with extractor fan over, inset electric fan assisted oven and grill, Amtico wood effect floor, under counter space for washing machine, inset ceramic sink, drainer and mixer tap over, open plan to:

Living Room



15' 9" x 12' 8" (4.80m x 3.86m) UPVC patio doors to rear aspect (leading to rear garden), window to rear aspect, Amtico wood effect flooring, storage cupboard, radiator, communication points

Downstairs Cloakroom

Large downstairs cloakroom comprising of; W.C, wash hand basin, radiator

First Floor

First Floor Landing

Large landing space providing additional room for a desk/study space, stairs to first and ground floor, airing cupboard housing hot water cylinder, doors to:

Reception Room/Additional bedroom



15' 9" x 10' 9" (4.80m x 3.28m) Windows to rear aspect, patio doors leading to Juliet balcony, radiator, communication points

First Floor Family Bathroom

8' 2" x 7' 0" (2.49m x 2.13m) W.C, panel bath, wash hand basin, chrome wall mounted towel rail, tiled walls, Amtico wood effect flooring, extractor fan

Bedroom Two

11' 2" x 8' 9" (3.40m x 2.67m) Window to front aspect, radiator

Second Floor

Second Floor Landing

Stairs to first floor, loft hatch above, radiator, doors to:

Property Details.

Master Bedroom



14' 7" x 10' 9" (4.45m x 3.28m) Patio doors to front aspect (juliet balcony), built in mirror front wardrobes, radiator, door to:

En-Suite Shower Room



Shower cubicle, W.C, vanity wash hand basin, chrome wall mounted heated towel rail, tiled walls, extractor fan

Bedroom Three

9' 2" x 8' 7" (2.79m x 2.62m) Window to rear aspect, radiator

Bedroom Four

11' 0" x 6' 9" (3.35m x 2.06m) Window to rear aspect, radiator

Outside, Garden, Garage & Parking



Outside, the garden proves to benefit from a large amount of sunlight due to it being South-West facing. A raised flower bed separates the patio area, from an additional area that is predominately laid to lawn. Secure gated rear access provides access to a private driveway, were a freehold garage can also be found. Residents parking is also available for a minimal yearly payment, with visitors permits also available.

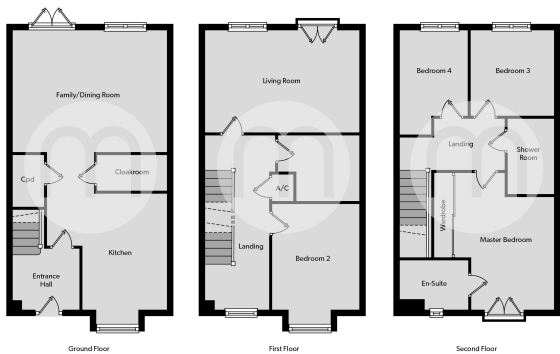
Additional Information

Please note we have been advised by our sellers that there is an estate fee payable, towards the maintenance of the communal green spaces, roads and services. The property is offered on a freehold basis and this set up is common for new build style estates.

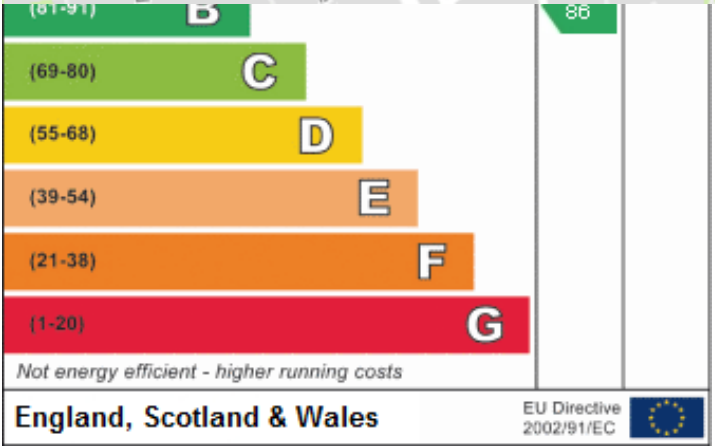
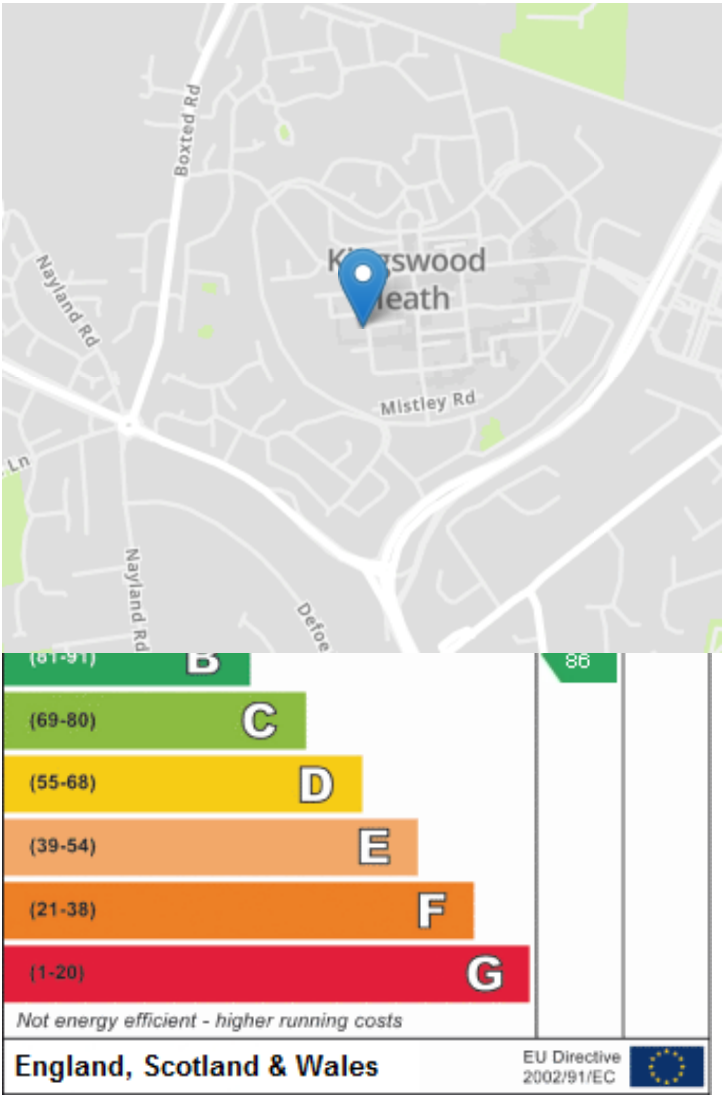
We advise all interested parties to confirm this information with their respective solicitor, at an early stage of their conveyance.

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.