



- A Stunning & Versatile Five Bedroom Detached Family Home Measuring 1873 SQFT
- Positioned To The North of Colchester & Close To Colchester's Northern Gateway
- Within Easy Reach Of Amenities, Schooling & A12 Access
- High Specification Kitchen-Diner Benefiting From Integrated Appliances
- Two Reception Rooms
- Ground Floor Cloakroom & Luxury Of A Utility Room
- First Floor Bathroom, Second Floor Shower Room & En-Suite To Master Bedroom
- Spoilt With Both A Garage & Off road Parking

17 James Mayger Chase, Colchester, Essex. CO4 9AQ.

An executive five bedroom detached family home positioned on the popular 'Avellana Place' development in a cul-de-sac position, to the North of Colchester and within easy access of Colchester's eagerly anticipated Northern Gateway, home to; an array of restaurants, leisure facilities and a premium health club. It is also well-connected by public transport links to Colchester's North Station, offering links to London Liverpool Street within the hour. A12 access is also within easy reach, on the Ipswich/London corridor. A variety of favourable primary and secondary schooling choices are also within easy reach, with the nearby Gilbert Secondary School recently voted 'Outstanding' by Ofsted (please note all mentioned schools are subject to application). Presented to market in first class order and complete with generous outdoor space, parking and a garage, viewing is simply a must to appreciate all that is on offer.



Property Details.

Ground Floor

Entrance Hall

7' 0" x 12' 4" (2.13m x 3.76m) Entrance door to front aspect, LVT flooring, stairs to first floor, under stairs storage cupboard, radiator, doors and access to:

Kitchen-Breakfast Room



20' 6" x 11' 1" (6.25m x 3.38m) Feature bay window to front aspect, radiator x2, LVT flooring

A modern fitted kitchen comprising of; a range of high gloss ivory base and eye level units with worksurfaces over, inset four ring gas hob and extractor fan over, inset fridge/freezer, oven/grill, dishwasher, stainless steel sink, drainer and spray tap over, range of storage and drawers, breakfast bar with space for stalls under, inset spotlights, door and access to:

Utility Room

6' 9" x 5' 8" (2.06m x 1.73m) Space under counter for washing machine/tumbler dryer, LVT flooring, concealed wall mounted gas boiler, glazed door to rear access, door to:

Downstairs Cloakroom

Window to rear aspect, radiator, W.C, wash hand basin

Dining Room



11' 7" x 8' 8" (3.53m x 2.64m) Feature bay window to front aspect, radiator, LVT flooring

Reception Room



14' 8" x 14' 9" (4.47m x 4.50m) LVT flooring, radiator x2, communication points, windows and patio doors to rear aspect

First Floor

First Floor Landing

Stairs to ground and first floor, inset storage, window to front aspect, doors and access to:

Master Bedroom



11' 9" x 11' 5" (3.58m x 3.48m) Windows to rear aspect, inset wall-to-wall mirror front wardrobes, radiator, door and access to:

En-Suite Bathroom

Four piece en-suite bathroom comprising of; inset bath, pedestal wash hand basin, shower cubicle, wall mounted towel rail, tiled floor

Property Details.

Family Bathroom



Tiled family bathroom suite comprising of; 1/2 tiled walls, panel bath, wash hand basin, W.C, wall mounted towel rail, tiled floor

Bedroom Four



18' 2" x 10' 1" (5.54m x 3.07m) Windows to front and rear aspect, radiator

Bedroom Two



11' 7" x 8' 7" (3.53m x 2.62m) Window to front aspect, radiator

Bedroom Five

18' 2" x 8' 6" (5.54m x 2.59m) Window to front aspect, velux window to rear aspect, radiator x2

Outside, Garden, Garage & Parking



Outside, a private and enclosed south facing rear garden awaits. The garden features a large patio area, the ideal space for outdoor seating furniture, whilst the remainder is laid to lawn. A feature pergola is positioned in the far corner of the garden, providing an additional peaceful seating area. A side door provides access to a large garage, with an up-and-over door leading out on to a large private driveway.

Bedroom Three

10' 1" x 8' 4" (3.07m x 2.54m) Window to front aspect, radiator

Second Floor

Second Floor Landing

Stairs to first floor, doors & access to:

Shower Room

Velux window to rear aspect, 1/2 tiled walls, W.C, wash hand basin, shower cubicle, tiled floor

Additional information

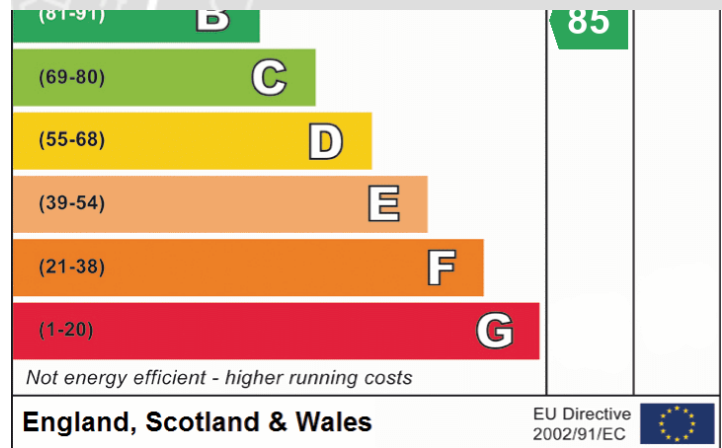
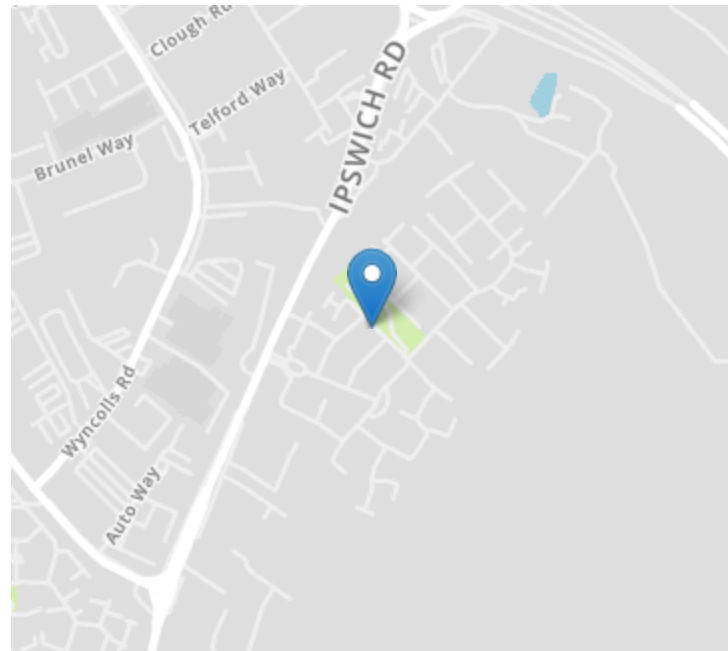
Please be advised that an estate charge is payable of approximately £71.53p, payable every six months. We advise all interested parties to confirm this information with their legal representative at an early stage of their conveyance, to prevent any discrepancy.

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.