



**32 Birchwood Drive, Colchester,  
Colchester, Essex. CO4 6AW.**

**\*\*Guide Price £350,000 - £375,000\*\*** Nestled in the sought-after locale to the North of Colchester, Birchwood Drive presents an exquisite opportunity for first-time buyers to acquire their ideal home. This three-bedroom terrace residence boasts a modern blend of elegance and convenient urban living. With its prime location offering swift access to the A12 and Colchester's North Station, along with convenient connections to London Liverpool Street, this property is a gateway to a lifestyle of comfort and convenience.

- Landscaped Rear Garden
- Excellent Access to A12 And Colchester North Station
- Prime North Colchester Position & Close To Colchester's Northern Gateway
- Off Road Parking, Car Port & Permit Visitors Parking
- Modern Kitchen/Dining Area
- Utility Area & Ground Floor Cloakroom
- Popular Kingswood Heath Development
- En Suite To Master & Family Bathroom



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# Property Details.

## Ground Floor

### Hallway

Main door into hallway, radiator, stairs leading to first floor.

### Living Room



14' 3" x 12' 3" (4.34m x 3.73m) UPVC window to front aspect, understairs storage cupboard, radiator, door leading to:

### Kitchen/Dining Area



12' 2" x 12' 1" (3.71m x 3.68m) Full range of base and eye level high gloss units, cupboards and work surfaces, integrated appliances, including dishwasher and fridge/freezer, LED undercounter lighting, electric induction hob with electric fan assisted oven, stone effect splash back, spot lighting, wood effect flooring.

### Cloakroom

5' 05" x 3' 02" (1.65m x 0.97m) With low level WC, wash hand basin, extractor, radiator, wood effect flooring.

### Utility Area

With space for washing machine, wood effect flooring.

## Second Floor

### Landing

Stairs leading from ground floor, door leading to:

### Master Bedroom



9' 6" x 8' 9" (2.90m x 2.67m) UPVC window to rear aspect, built in sliding wardrobes, door to:

### En Suite



8' 4" x 6' 2" (2.54m x 1.88m) Low level W.C, hand wash basin, shower cubicle with sliding door, heated towel rail, obscured window to rear aspect, tiled walls and flooring.

# Property Details.

## Bedroom Two



10' 5" x 8' 8" (3.17m x 2.64m) UPVC window to front aspect, inset storage cupboard.

## Bedroom Three



11' 8" x 6' 5" (3.56m x 1.96m) UPVC window to front aspect, radiator.

## Bathroom



7' 6" x 5' 5" (2.29m x 1.65m) Low level W.C, wash hand basin, panelled bath with shower attached, radiator, extractor fan.

## Outside



To the rear of the garden offers an outbuilding in the form of a 'Man Cave' which is fully powered with electrics and lighting with further inset storage. Further to the rear is gated access which leads to allocated parking and a car port. To the front of the property provides permit on street parking for visitors.

## Agents Notes

We have been advised by the sellers that there is a communal service charge which currently stands at £379 from July 2023 to June 2024.

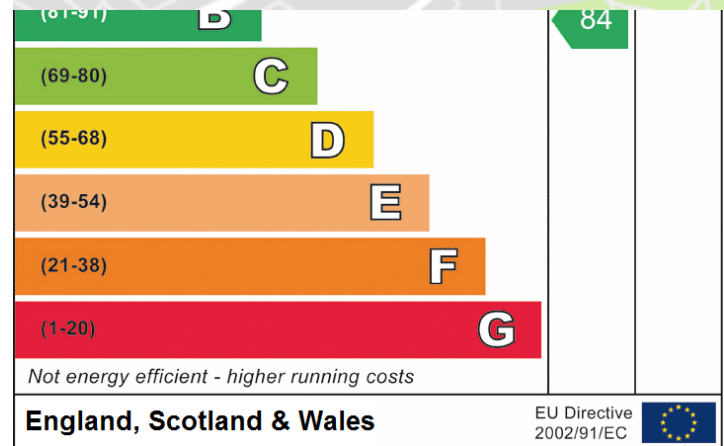
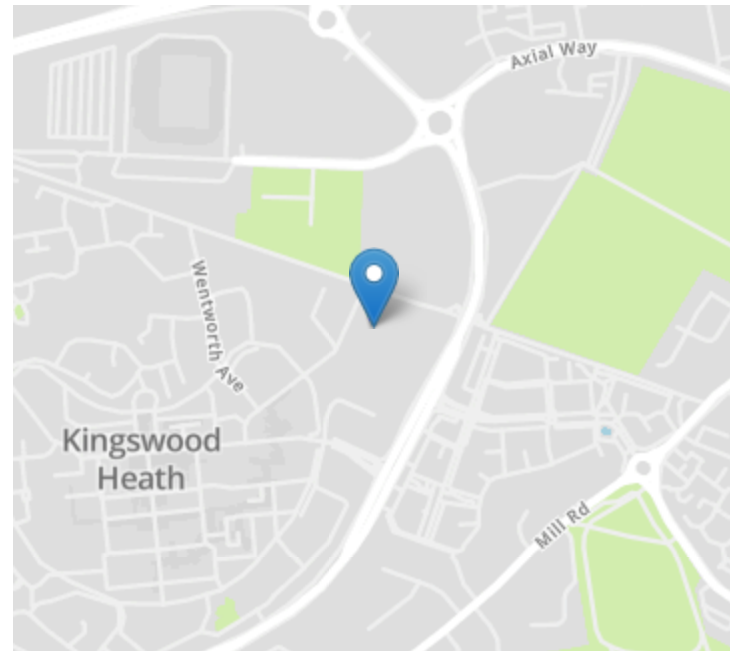


# Property Details.

## 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.