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property consultants

- Impressive three bedroom detached family home
- Tucked away at the end of a quiet residential cul-de-sac
- Refurbished throughout to a high standard
- Spacious living room featuring a bay window
- Modern Kitchen With Underfloor Heating
- Large conservatory with heating and air conditioning for year-round use
- Luxury family bathroom and engineered flooring throughout
- Wrap-around garden ideal for entertaining
- Off Road Parking

## 13 Whaley Road, Colchester, Essex. CO4 3AW.

Positioned in a secluded spot at the very end of a quiet residential cul-de-sac, this superbly upgraded detached home delivers stylish, modern living with generous proportions throughout. The accommodation begins with a welcoming entrance hall, opening into an expansive living room enhanced by a feature bay window that fills the space with natural light. At the centre of the home sits an exceptional kitchen, finished to a high specification and benefitting from underfloor heating. A large conservatory provides a flexible additional reception space and is fully equipped with both heating and air conditioning for year-round comfort. Three well-sized bedrooms are complemented by a fitted luxury family bathroom, while engineered flooring flows seamlessly throughout the property.



# Property Details.

## Ground Floor

### Entrance Hall

### Living Room



## First Floor

### Landing

### Master Bedroom



### Kitchen-Diner



### Bedroom Two



### Conservatory



### Bedroom Three



# Property Details.

## Bathroom



7' 3" x 5' 1" (2.21m x 1.55m)

## Outside

### Outbuilding



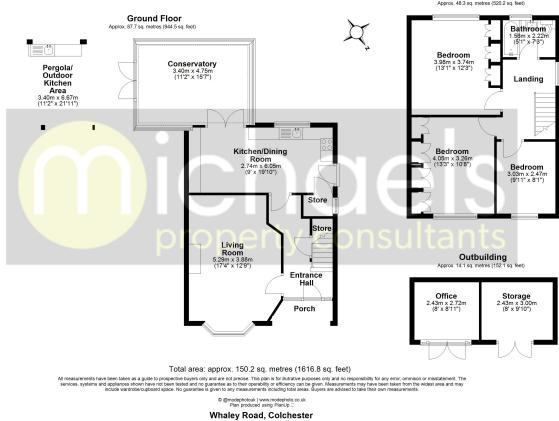
8' 11" x 8' 0" (2.72m x 2.44m)

&

9' 10" x 8' 0" (3.00m x 2.44m)

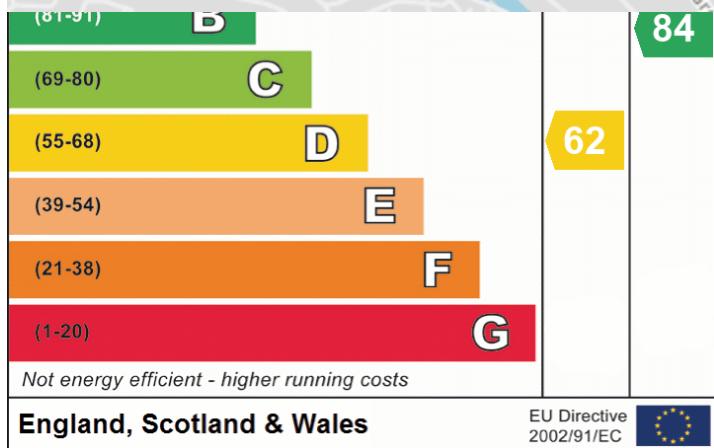
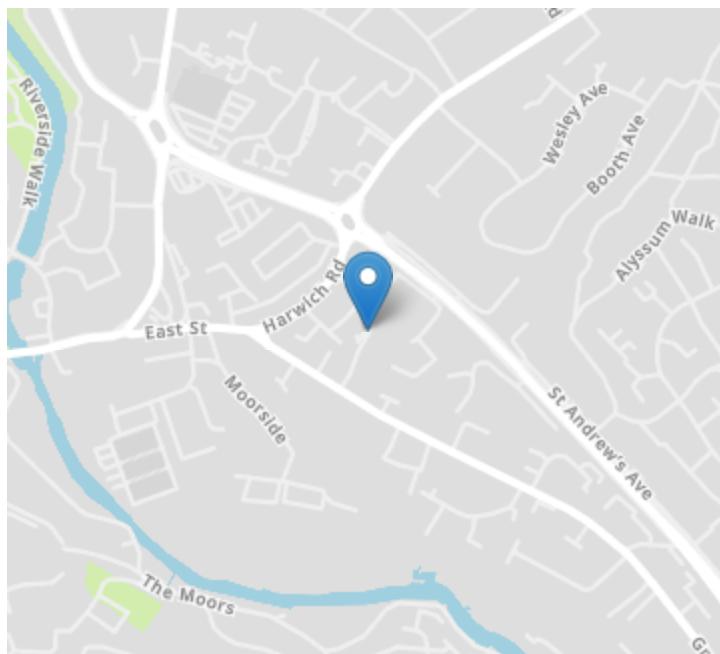
# Property Details.

## Floorplans



Whaley Road, Colchester

## 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.