



- Guide Price £340,000 - £350,000
- Sought After Location
- North Station And A12 Access
- Four Double Bedrooms
- Two Bathrooms
- South/West Facing Rear Garden
- Private Drive
- Must be Viewed

58 Nayland Road, Mile End, Colchester, Essex. CO4 5EW.

Guide Price £340,000 - £350,000 Located in a highly sought after location to the North side of Colchester is this extremely spacious and very individual detached family home. The property comprises of a generous entrance hall, kitchen/diner, utility room, study/dining room and ground floor bathroom, the first floor comprises of four double bedrooms and family shower room. Outside there is a very sizeable and un over looked South/West facing garden and to the front there is a private driveway providing off road parking for several cars.



Property Details.

Ground Floor

Entrance Hall

UPVC window to front aspect, radiator, stairs rising to first floor, doors leading to;

Bathroom



UPVC frosted window to side aspect, low level WC, pedestal wash hand basin, panel bath with mixer taps, part tiled, radiator.

Kitchen/Diner



11' 7" x 10' 4" (3.53m x 3.15m) UPVC window to rear aspect, a range of base and eye level units with roll edge work surfaces over, gas cooker with extractor hood over, stainless steel sink unit with tap and drainer, tile splash backs, radiator, door leading to utility room.

Utility Room

9' 3" x 5' 9" (2.82m x 1.75m) UPVC window and door to garden, a range of base and eye level units, glow-worm boiler, plumbing for washing machine, space for fridge freezer.

Dining Room/Study



11' 5" x 7' 7" (3.48m x 2.31m) UPVC window to front aspect, built in shelves, radiator.

Living Room



21' 4" x 11' 9" (6.50m x 3.58m) Sliding UPVC door to garden, TV and telephone points, two radiators.

First Floor

Landing

Doors leading to;

Property Details.

Bedroom One



11' 6" x 11' 4" (3.51m x 3.45m) UPVC window to front aspect, radiator.

Bedroom Two



12' 2" x 11' 5" (3.71m x 3.48m) UPVC window to front aspect, built in wardrobes, radiator.

Bedroom Three



11' 9" x 8' 5" (3.58m x 2.57m) UPVC window to rear aspect, radiator.

Bedroom Four

11' 7" x 7' 1" (3.53m x 2.16m) UPVC window to rear aspect, radiator.

First Floor Bathroom

UPVC frosted window to side aspect, low level WC, pedestal wash hand basin, fully tiled shower cubicle, spot lights, radiator.

Garden and Parking

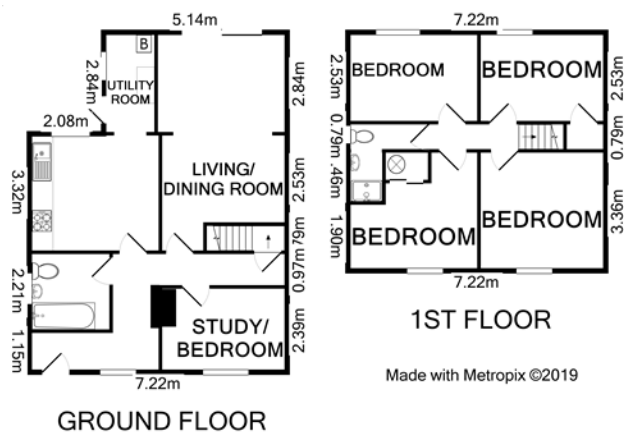


The very generous south/west facing rear garden comprises of a patio area, garden tap, gated side access, landscaped lawn, fruit tree's, mature flower beds and tree and shrubs, garden shed, fully enclosed by panel fencing.

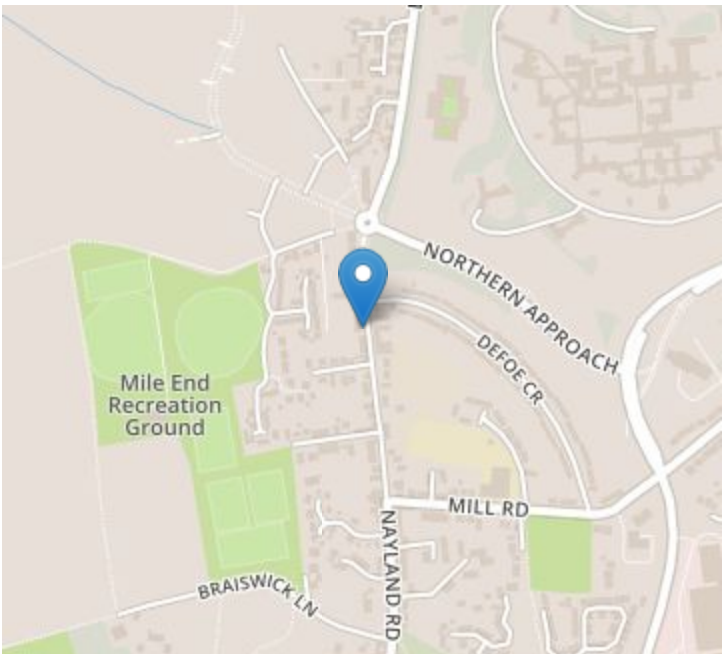
To the front there is a quaint front garden accessed via a gate leading to the front door. To the side there is a private driveway offering ample off road parking with a secure gate leading to the rear garden.

Property Details.

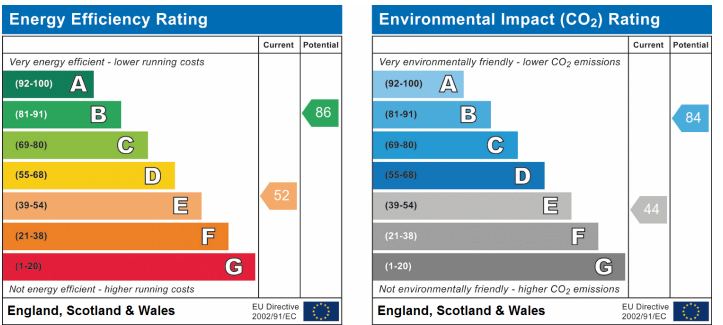
Floorplans



Location



Energy Ratings



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.