



- Close To Chesterwell Plaza, Schooling & Colchester's Mainline Station
- A Substantial & Extended Four Bedroom Detached House
- Four Double Bedrooms
- En-Suite Shower Room
- Four Piece Family Bathroom
- Focal Kitchen-Diner With High Specification Finishes
- Two Reception Rooms
- Peaceful Cul-De-Sac Position
- Private & Enclosed South Facing Rear Garden
- Viewings Available - Appointment Required

## 48 Howards Croft, Mile End, Colchester, Essex. CO4 5FP.

**\*\*Guide Price £650,000 - £675,000\*\*** Michaels Property Consultants are privileged with the instructions to offer to market a substantial and extended four bedroom detached family home, occupying a favorable position within a popular and peaceful cul-de-sac in North Colchester, Howards Croft. Presented to market in excellent order and showcasing a wealth of both reception and bedroom accommodation throughout, this home is ideal for the expanding family and also offers modern open-plan living to the highest of standards. Within easy access of 'Chesterwell Plaza' an exciting complex home to go; a local co-operative store, premium lifestyle and health club, independent reformer pilates studio, beauty salon, 'Esquires' coffee shop and further amenities. It is also well supported by an excellent choice of primary and secondary schooling, as well as Colchester's North Station within easy access, offering direct links to London Liverpool Street station within the hour.



# Property Details.

## Ground Floor

### Entrance Hall

14' 2" x 8' 4" (4.32m x 2.54m)

### Dining Room/Second Reception Room

12' 10" x 12' 4" (3.91m x 3.76m)

### Reception Room



22' 1" x 12' 4" (6.73m x 3.76m)

### Kitchen-Diner



22' 10" x 11' 11" (6.96m x 3.63m)

### Utility Room

16' 2" x 7' 11" (4.93m x 2.41m)

### Study

10' 2" x 7' 1" (3.10m x 2.16m)

## First Floor

### First Floor Landing

### Master Bedroom



13' 10" x 13' 8" (4.22m x 4.17m)

### En-Suite



Window to front aspect

# Property Details.

## Bedroom Two



12' 3" x 10' 3" (3.73m x 3.12m)

## Bedroom Three

10' 8" x 10' 3" (3.25m x 3.12m)

## Bedroom Four

10' 9" x 9' 10" (3.28m x 3.00m)

## Family Bathroom



## Outside, Garden & Garage



A well-manicured south facing rear garden awaits, well-proportioned and offering the ideal place for peaceful reflection and relaxation. An expansive patio offers the ideal space for al-fresco dining furniture and would also offer itself as the ideal place for outdoor seating furniture. The garden is predominately laid to lawn and featured an array of mature hedges, shrubs and trees throughout, increasing its private and secluded feel from neighboring properties. There is the added benefit of a garden shed, offering additional storage, whilst secure gated side access leads to the front driveway.

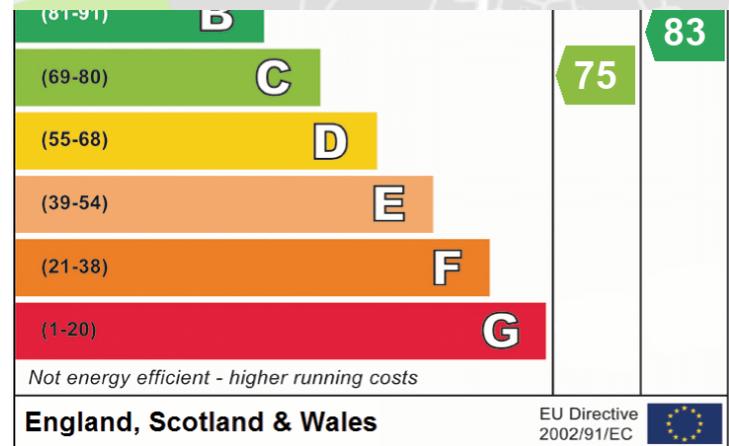
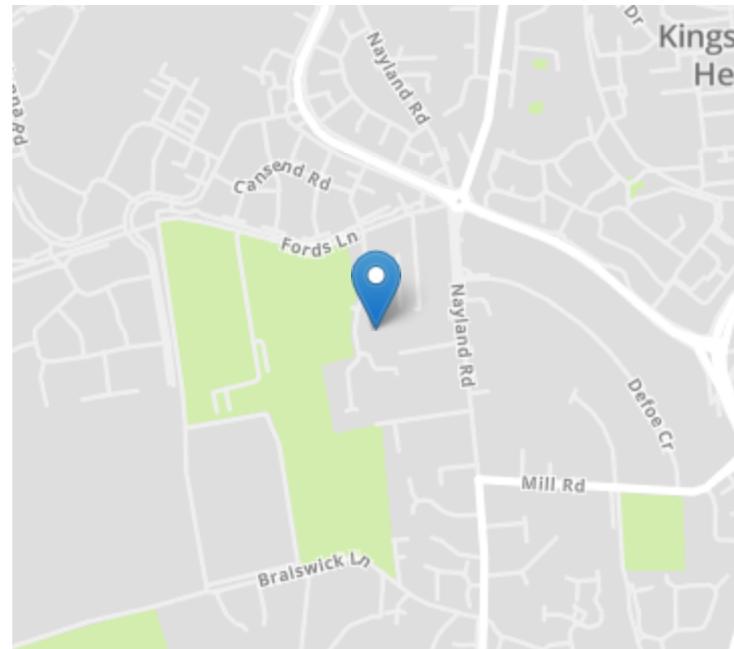
The garage measures 11' 1" x 10' 1" (3.38m x 3.07m) and is accessible via an up and over door to the front.

# 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.