



- Three Bedroom Family Home
- Prime North Colchester Position & Close To Colchester's Northern Gateway
- Close To An Array Of Amenities, Shops & Transport Links
- Impressive Reception Room
- Focal Kitchen-Diner
- Downstairs W.C.
- Two Generous Double Bedrooms & Sizeable Third Bedroom
- En-Suite Shower & First Floor Family Bathroom
- Low Maintenance South Facing Rear Garden
- Off Road Parking & Garage

## 6 Hale Way, Colchester, Colchester, Essex. CO4 5BD.

**\*\*Guide Price £400,000 - £425,000\*\*** This well-appointed and beautifully presented three bedroom family home is positioned in a favourable position within North Colchester and located within a family orientated neighbourhood. Complete with enviable contemporary specifications and offering both generous reception and bedroom space throughout, this home is ideal for the expanding modern day family.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs to first floor, radiator, storage cupboard, doors to:-

### Downstairs Cloakroom

Window to side aspect, low level w/c, wash hand basin, radiator

### Kitchen-Breakfast Room



15' 6" x 9' 8" (4.72m x 2.95m) A modern fitted kitchen-diner comprising of; window to rear and side aspect, door to rear garden a range of base and eye level fitted units with corian worksurfaces over, inset BOSCH electric double oven, hob with extractor fan over, space for washing machine and dishwasher, heated plate warming draw, space for large fridge/freezer, breakfast bar with space for stalls under, inset spotlights, under cupboard lighting, opening to:

### Dining Room/Snug



10' 7" x 9' 6" (3.23m x 2.90m) Window to front aspect, radiator

## Reception Room



16' 10" x 10' 11" (5.13m x 3.33m) Window to front aspect, patio doors to rear aspect, x2 radiator, feature fireplace, communication points, wall mounted lights

## First Floor

### Landing

Stairs to ground floor, loft access above with ladder & light, window to rear aspect, radiator, doors and access to:

### Master Bedroom



12' 4" x 13' 3" (3.76m x 4.04m) Window to rear aspect, radiator, built in wardrobe, door and access to:

# Property Details.

## En-Suite Shower Room



Window to front aspect, W.C, wash hand basin, shower cubicle, chrome wall mounted heater, under floor heating, inset spotlights

## Bedroom Two



11' 0" x 10' 0" (3.35m x 3.05m) Window to front aspect, radiator

## Bedroom Three

9' 5" x 8' 0" (2.87m x 2.44m) Window to front aspect, radiator

## Family Bathroom



Family bathroom suite comprising of; window to rear aspect, panel enclosed bath with mixer tap and shower attachment over with screen, W.C, wash hand basin, inset spotlights, chrome wall mounted towel rail

## Outside, Garden, Garage & Parking



Outside, its owners boast a generous and private enclosed, south facing rear garden, that has been landscaped with a low maintenance design in mind, including; a raised decking area, paved pathway, artificial lawn and a further patio covered by a pergola - ideal for those late summer evenings. Manicured hedgerow and shrubs are featured, whilst boundaries are formed by panel fencing. Secure gated access leads to a driveway, offering off road parking for multiple vehicles. This home is also spoilt with the luxury of a garage.

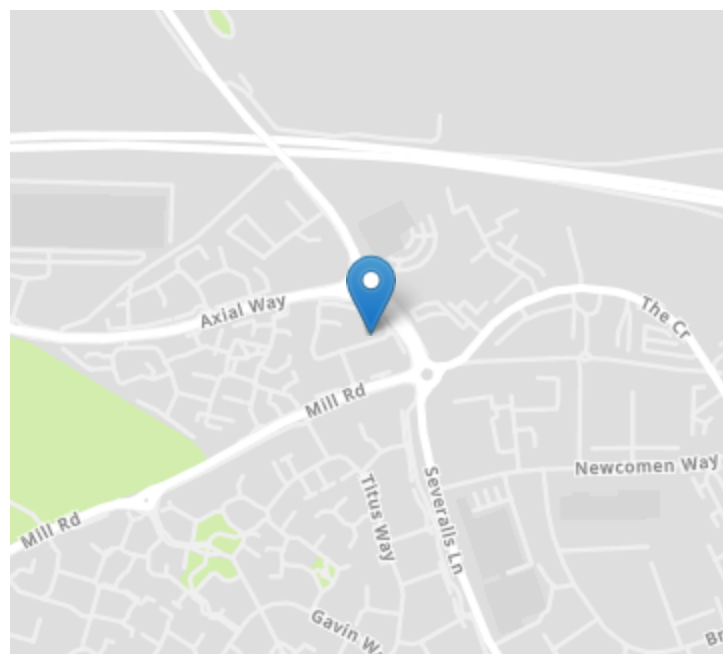
## Additional Information

Please note our seller has advised that the window fittings can remain with the property.

# 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.