



- Offered with No Onward Chain
- Sought After Location
- Very Sizeable Detached House
- Three Bedrooms
- Fitted Kitchen
- Dining Room With Sky Light
- Generous Living Room
- Garage & Private Off Road Parking

3 Wych Elm, Colchester, Essex. CO2 8PR.

Located on the 'The Willows' a sought after area to the south of Colchester is this sizeable detached property, which has recently refurbished by the current owners and now offers some brilliant living space. The property comprises of entrance hallway, modern ground floor cloakroom, fitted contemporary kitchen, generous living room, further dining room with skylight, three good size bedrooms and a modern shower room. Externally the property also benefits of part garage offering an excellent storage space with power and light connected, front garden and a private driveway providing private parking for several cars and a low maintenance east facing rear garden.



Property Details.

Ground Floor

Entrance Hall

With door to cloak room, open to kitchen.

Cloakroom

UPVC frosted window to side, low level WC, pedestal wash hand basin, radiator.

Kitchen



19' 5" x 12' 0" (5.92m x 3.66m) With double glazed window to front, a range of contemporary high gloss base and eye level units with work surfaces over, inset sink unit with tap and drainer, in-built oven with gas hob over, space for other kitchen appliances, stairs rising to first floor, storage cupboard, opening to living room and dining room.

Dining Room



12' 8" x 8' 0" (3.86m x 2.44m) With radiator and Skylight.

Living Room



19' 4" x 10' 6" (5.89m x 3.20m) Double glazed doors to rear patio area, double glazed window to rear, radiator.

First Floor

Landing

Double glazed window to side, loft access.

Bedroom One



11' 4" x 10' 8" (3.45m x 3.25m) Double glazed window to rear, double wardrobe, radiator.

Property Details.

Bedroom Two



11' 4" x 8' 7" (3.45m x 2.62m) Double glazed window to front, airing cupboard, radiator.

Bedroom Three



7' 7" x 7' 6" (2.31m x 2.29m) Double glazed window to rear, radiator.

Shower Room



Double glazed window to front, enclosed cistern WC, wash hand vanity basin, double shower cubicle, part tiled walls, radiator.

Outside



To the rear there is a generous lawn area with a paved driveway providing private parking for several cars and a path leading to the side access to the rear garden.

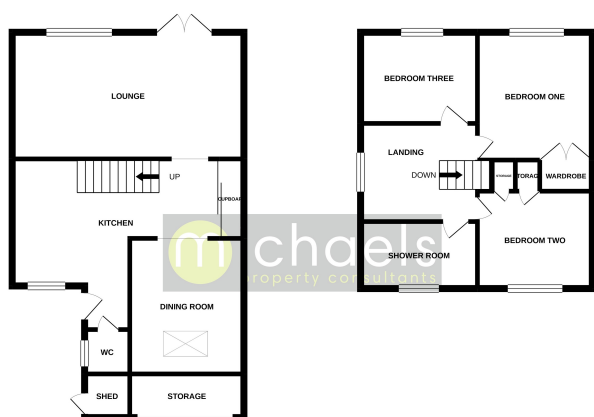
The east facing rear garden offers a sizeable paved patio area, with attractive flower beds, shrubs and tree surround, two gates providing side access, fully enclosed by panel fencing.

Part Garage

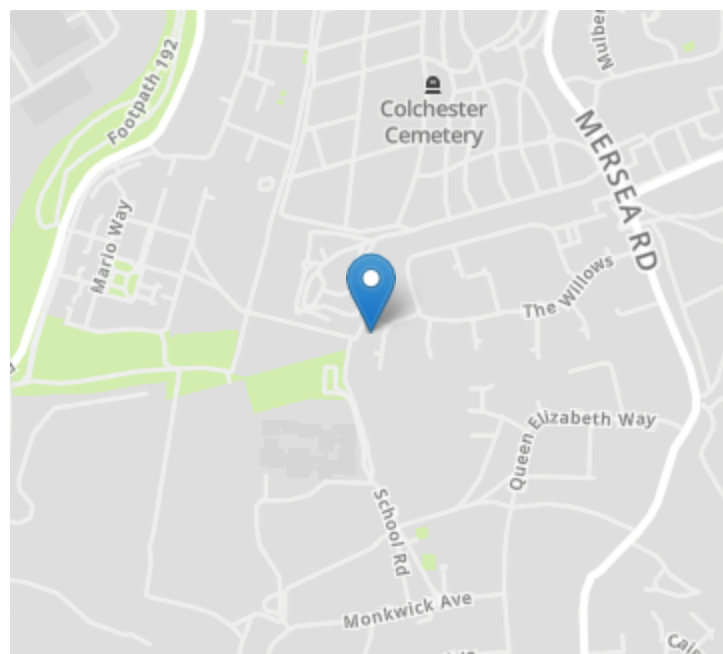
9' 0" x 4' 10" (2.74m x 1.47m) Up and over door, power & light connected.

Property Details.

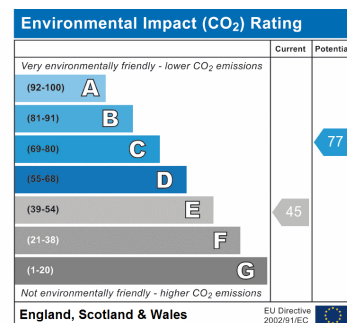
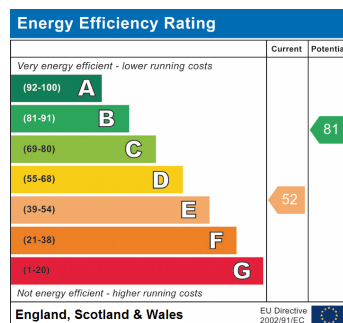
Floorplans



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.