



- Virtual Tour Available
- Exceptional Three Bedroom Terraced Property
- Riverside Nurseries Development
- Three Double Bedrooms
- Striking Distance Of Town, Station & Castle Park
- Two Bathrooms & Ground Floor Cloak Room
- Kitchen/Dining/Orangery Area
- Modern Day Living
- Allocated Parking & Visitors Parking

## 10 Rouse Way, Colchester, Essex. CO1 2TT.

A truly stunning three bedroom terraced property residing in the ever sought after Riverside Nurseries development in Colchester, within striking distance of the Town, Station and Castle Park. This fabulous home boasts an array of extremely spacious and exceptionally well presented accommodation throughout and simply must be viewed in order to be fully appreciated. An impressive reception hall leads to a large ground floor cloakroom, a 20' living room and a beautiful open plan kitchen/orangery which completes the ground floor. On the first floor are three double bedrooms and two stylish bathrooms. Outside, the property enjoys off road parking and an attractive garden to the rear. Viewing strongly advised.





# Property Details.

## Ground Floor

### Entrance Hall

Laminate flooring, radiator, staircase to first floor, doors to:

### Cloakroom

Vinyl flooring, radiator, low level WC, wall mounted hand wash basin, UPVC window to front, extractor fan.

### Living Room



Radiator, UPVC window to front, UPVC patio doors to rear, inset spotlights, electric fireplace, door to:

## Open Plan Kitchen/Dining/Orangery



### Kitchen Space:

Vinyl flooring, range of contemporary fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric stainless steel oven and gas hob with extractor hood above, built in fridge/freezer, washing machine and dishwasher, inset sink unit with left hand drainer, inset spotlights, under stair storage cupboard, open plan to:

### Dining Room/Orangery:

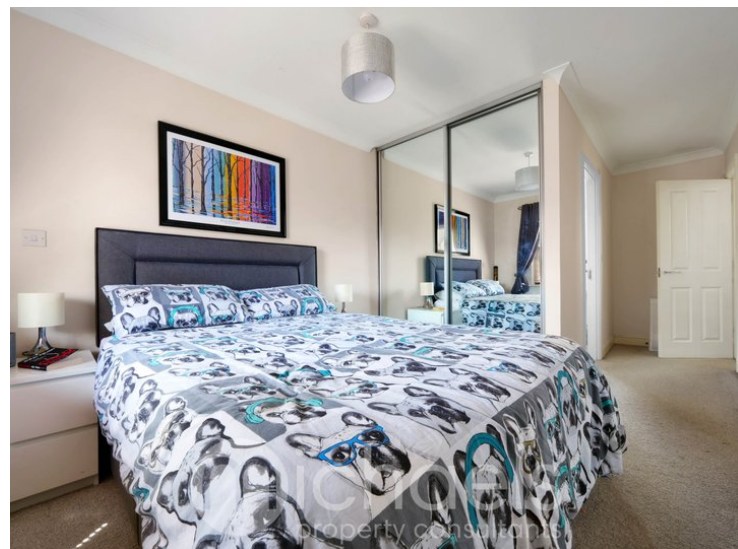
Vinyl flooring, half brick built with UPVC double glazing to rear and side aspects, blue refractive glass roof, French doors to rear.

## First Floor

### First Floor Landing

Radiator, UPVC window to rear, loft hatch, doors to:

### Master Bedroom



Radiator, UPVC window to front, built in mirror fronted sliding wardrobes, door to:

# Property Details.

## En-suite Bathroom



Tiled flooring, half tiled walls, chrome heated towel rail, low level WC, wall mounted hand wash basin, walk in shower pod with integrated shower, inset spotlights, UPVC window to rear, extractor fan.

## Bedroom Two



Laminate flooring, radiator, UPVC window to front

## Bedroom Three



Laminate flooring, radiator, UPVC window to rear

## Bathroom

Tiled flooring, half tiled walls, chrome heated towel rail, low level WC, wall mounted hand wash basin, panel bath with mixer taps over, inset spotlights, UPVC window to front, extractor fan.

## Outside

The property benefits from allocated parking, further visitors spaces are available on a first come, first serve basis.

## Rear Garden



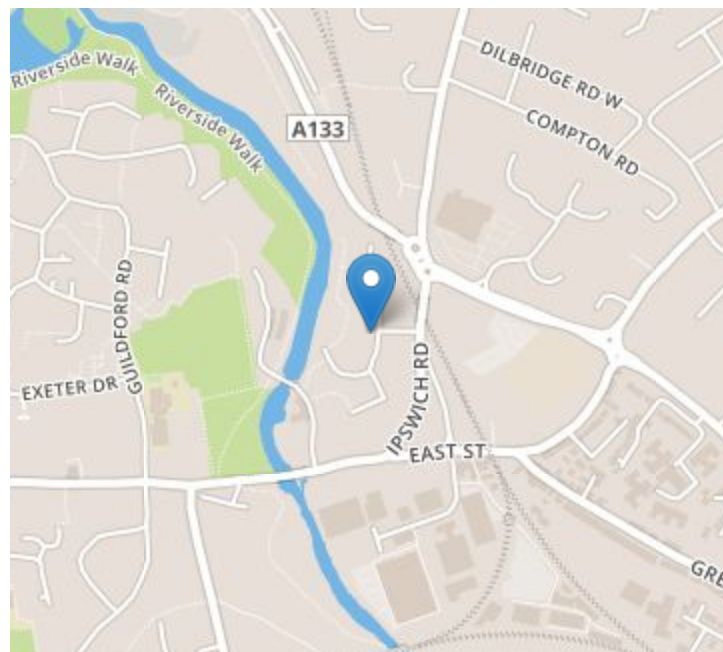
To the rear of the property there is an attractive garden which features a paved sun patio, the remainder is predominately laid to lawn and enclosed by panel fencing.



# 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.