



- Brand New Four Bedroom Link-Detached Family Residence
- Constructed By Reputable House Builders 'Mersea Homes'
- Chesterwell Development - Home To An Array Of Schooling & Amenities!
- Woodland Backdrop & A Wealth Of Communal Green Space
- Four Generous Bedrooms
- Kitchen-Diner & Utility Room
- Impressive Reception Room With Bay Window
- Tiled En-Suite Shower Room & Separate Tiled Guest Bathroom
- Private & Enclosed Rear Garden
- Off Road Parking Under A Private Car Port

1 Bonita Walk, Colchester, Essex. CO4 6EJ.

An exciting opportunity to be the first occupiers of this newly constructed, executive detached four bedroom home. Never to be occupied, this home was built with enviable specifications, upgrades and designed with modern day family living in mind. Built meticulously by reputable local builders Mersea Homes and occupying a favourable position to the North of Colchester on the ever popular 'Chesterwell Development'. Chesterwell is made up of the perfect combination of newly built homes, woodland backdrop and carefully considered community infrastructure. In a well-connected location, it offers unrestricted access to Colchester's Mainline Station, General Hospital and is within walking distance of excellent schooling and Chesterwell Plaza - currently benefiting from a co-operative store and soon to be opening Seymour House Day Nursery.



Property Details.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Reception Room

16' 7" x 10' 6" (5.05m x 3.20m)

Kitchen/Dining Area

19' 6" x 11' 11" (5.94m x 3.63m)

Utility Area

First Floor

First Floor Landing

Stairs to ground floor, access to:

Master Bedroom

16' 7" x 11' 2" (5.05m x 3.40m)

En-Suite Shower Room

Bedroom Two

12' 11" x 11' 9" (3.94m x 3.58m)

Bedroom Three

10' 3" x 9' 5" (3.12m x 2.87m)

Bedroom Four

10' 3" x 7' 0" (3.12m x 2.13m)

Family Bathroom

Outside, Garden & Parking

Private and enclosed rear garden.

Off road parking under a private car port for three vehicles, two behind the carport gates and one directly in front of the gates on the property.

Agents Note

We understand there is a small estate charge payable per annum, which contributes to the upkeep of the communal green areas, amenities and services. This is a common set up for recently constructed developments and we strongly advise that all interested parties, confirm the charge payable with a consultant at the early stage of their enquiry & again at the early stage of their conveyance, with their respective legal representative.

