



- Four Bedroom End Of Terrace Town House
- Double Bay Fronted
- Large Reception Room
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Family Bathroom Suite
- Two En-Suite Bathrooms
- Station Access
- South Facing Private Rear Garden With Awning
- Two Parking Spaces

24 Blade Road, Colchester, Essex. CO4 5ZU.

This stunning four bedroom end terraced town house resides in a pleasant position, tucked away within this extremely desirable development, offering excellent access to North Station. The property is presented to an exceptionally high standard by the current owners and boasts an array of bright, versatile and contemporary accommodation spread over three floors. An impressive reception hall leads to a cloakroom, a family room/bedroom four and a fabulous fully integrated kitchen/breakfast room which spans across the rear of the house, with French doors opening out to the rear garden. Additionally there is a spacious living room, three double bedrooms and a total of three bathrooms over the first and second floor.



Property Details.

Ground Floor

Reception Hall

Laminate flooring, radiator, stairs to first floor, under stairs storage cupboard, doors to

Cloakroom

Tiled flooring, radiator, low level WC, pedestal hand wash basin, inset spotlights, extractor fan

Family Room/Bedroom Four



Radiator, UPVC bay window to front, UPVC window to side, built in wardrobe/storage cupboard.

Kitchen/Breakfast Room



14' 7" x 13' 5" (4.44m x 4.09m) Tiled flooring, radiator, range of contemporary fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric stainless oven and gas hob with extractor hood above, built in fridge/freezer, washing machine and dishwasher, inset sink unit with right hand drainer, UPVC window and French doors to rear, inset spotlights, larder cupboard.

First Floor

First Floor Landing

Radiator, UPVC window to front, stairs to second floor, doors to:

Living Room



14' 9" x 13' 1" (4.50m x 3.99m) Two radiators, two UPVC windows to rear.

Bedroom Three

13' x 8' 4" (3.96m x 2.54m) Radiator, UPVC bay window to front.

Family Bathroom



Tiled flooring, radiator, low level WC, pedestal hand wash basin, panel bath with tiled surround and mixer taps over, UPVC window to side, inset spotlights, extractor fan.

Second Floor

Second Floor Landing

Loft hatch, airing cupboard, doors to:

Property Details.

Master Bedroom



14' x 13' 8" (4.27m x 4.17m) Two radiators, two UPVC windows to rear, door to:

En-suite



Amtico flooring, radiator, low level WC, pedestal hand wash basin, walk in double shower cubicle with fully tiled surround and integrated shower, inset spotlights, extractor fan

Bedroom Two



15' 4" x 13' 2" max (4.67m x 4.01m) Radiator, UPVC window to front, door to:

En-suite x2



Amtico flooring, radiator, low level WC, pedestal hand wash basin, walk in double shower cubicle with fully tiled surround and integrated shower, inset spotlights, extractor fan.

Outside

The property is set in an attractive position, tucked away off the road amongst just a few similar properties. The property benefits from allocated parking for two cars.

Rear Garden

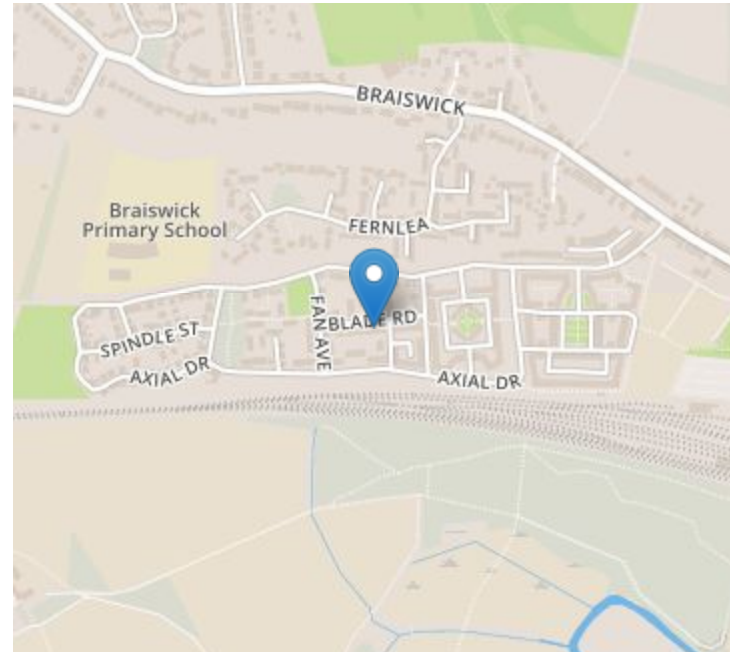


To the rear of the property there is a very attractive South/West facing garden, beautifully maintained by the current owners. There is a paved patio area, with the remainder being predominately laid to lawn. There is also a shed to remain and a gate providing secure side access. There is also the benefit of a retractable awning.

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.