



- Riverside Nurseries Development
- Exceptional Three Bedroom Terraced Property
- Striking Distance Of Town, Station & Castle Park
- Two Bathrooms & Ground Floor Cloak Room
- Kitchen/Dining/Orangery Area
- Well Presented Throughout
- Modern Day Living
- Allocated Parking

9 Rouse Way, Colchester, Essex. CO1 2TT.

A well presented 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. Upon entering the property, an impressive reception hall leads to a large ground floor cloakroom, a 20' living room and a beautiful open plan kitchen/orangery. The kitchen offers a range of matching units and appliances. On the first floor are three bedrooms and two stylish bathrooms (one an en-suite shower room.).



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor, doors to;

WC

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

Living Room



11' 9" x 19' 9" (3.58m x 6.02m) Two Radiators, UPVC window to front, UPVC patio doors to rear, inset spotlights, door to:

Open Plan Kitchen/Dining/Orangery



12' 5" x 22' 0" (3.78m x 6.71m)

Kitchen Space:

Range of contemporary fitted base and eye level units with working surfaces, built in electric stainless steel oven and gas hob with extractor hood above, space for washing machine and tumble dryer, inset sink unit with right hand drainer, inset spotlights, under stair storage cupboard, open plan to:

Dining Room/Orangery:

half brick built with UPVC double glazing to rear and side aspects, French doors to rear.

First Floor

Landing

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

Bedroom One



9' 3" x 9' 10" (2.82m x 3.00m) Radiator, UPVC window to front, built in mirror fronted sliding wardrobes, door to:

Property Details.

En-Suite Shower Room



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.

Bathroom



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

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.

Bedroom Two



8' 3" x 10' 7" (2.51m x 3.23m) Radiator, UPVC window to front.

Bedroom Three



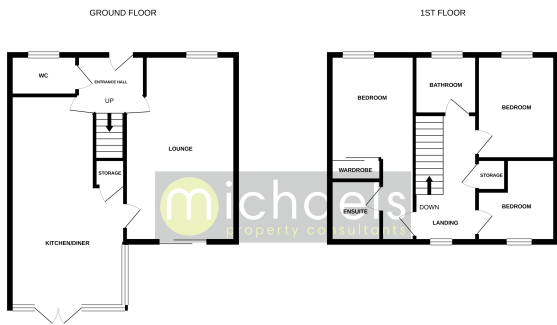
8' 3" x 8' 6" (2.51m x 2.59m) radiator, UPVC window to rear.

Parking

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

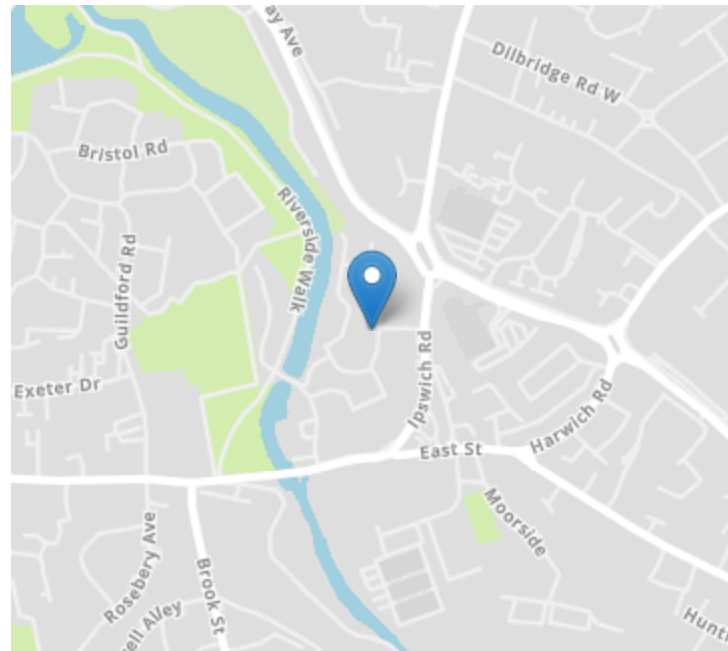
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of actual spaces, rooms and plots are for guidance only. Measurements should be taken by the prospective purchaser. The intended purchaser may require a survey to be carried out to confirm the accuracy of the floor plan. The intended purchaser may require a survey to be carried out to confirm the accuracy of the floor plan.

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.