



- Double Fronted Detached House
- Newly Constructed By Renowned Builders Mersea Homes
- Sought After 'Chesterwell Development' To The North Of Colchester
- Three Well Pro-Portioned Bedrooms
- Fabulous Open Plan Kitchen/Diner
- 17ft Living Room With French Doors To Garden
- En-Suite Shower Room, Bathroom And Downstairs Cloakroom/Utility Room
- Private Un Overlooked Rear Garden & Driveway Providing Parking

49 Lilianna Road, Chesterwell, Colchester, Essex. CO4 6DL.

GUIDE PRICE £400,000 - £425,000 Privileged with the instructions to market this newly constructed and exceptionally well presented three bedroom detached family home - conveniently located to the north of Colchester in the highly desirable 'Chesterwell Development' built by reputable builders Mersea Homes. This outstanding development resides within a short distance of Colchester's North Train Station with links to London Liverpool Street. The property is also on the fringe of Chesterwell Woods which provides some beautiful countryside walks and on site there will be access to a plaza of shops. There is also some brilliant schooling within close proximity to the property with future plans for a nursery, primary and secondary school to be built on the development - making the home an ideal purchase for a young or growing family. The property is only three years old and still has 7 years remaining on the NHBC warranty.



Property Details.

Ground Floor

Entrance Hall

Open Plan Kitchen/Diner



18' 5" x 10' 10" (5.61m x 3.30m)

Living Room



17' 6" x 14' 9" (5.33m x 4.50m)

WC/Utility Room

First Floor

Landing

Bedroom One



11' 7" x 11' 0" (3.53m x 3.35m)

En-Suite



Property Details.

Bedroom Two



11' 8" x 11' 3" (3.56m x 3.43m)

Bedroom Three



11' 6" x 7' 11" (3.51m x 2.41m)

Bathroom



Outside

Rear Garden



A private unoverlooked enclosed rear garden.

Driveway

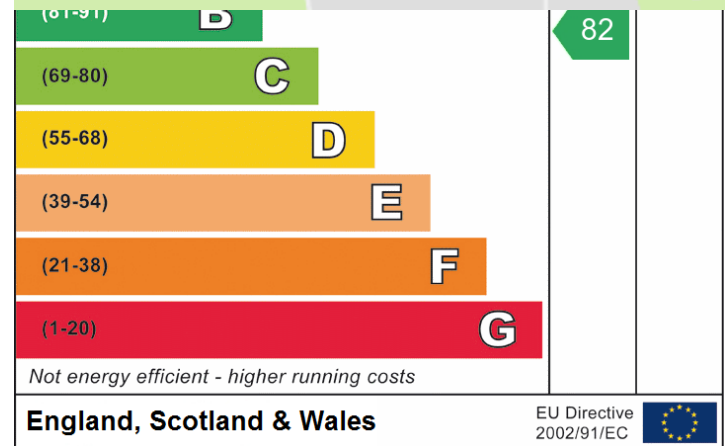
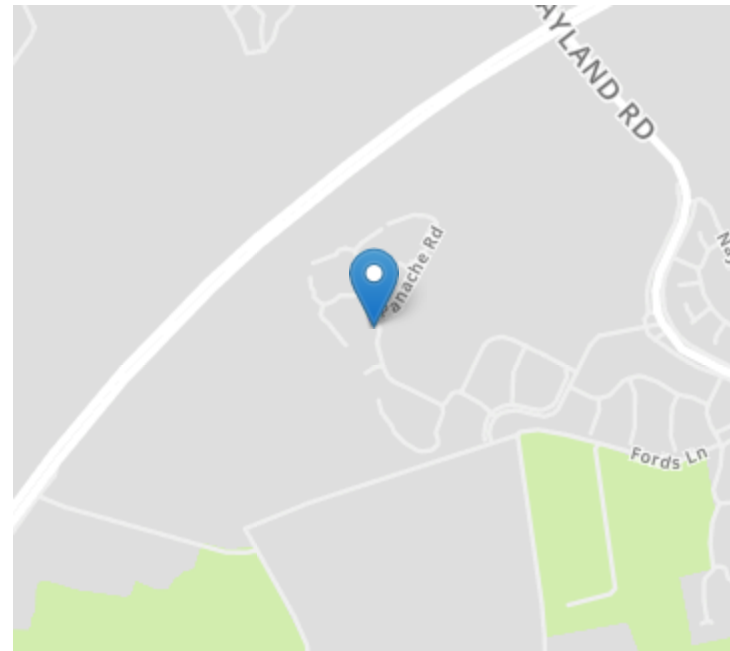
Adjacent to the property providing off road parking.

Property Details.

Floorplans



Location



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.