



- Three Bedroom Town House
- Flexible Accommodation Over Three Floors
- 17ft Kitchen/Diner
- Secluded Position At The End Of Cul-De-Sac
- Three Double Bedrooms
- Carport And Garage
- Large Driveway Providing Parking For Numerous Cars

12 Richard Day Walk, Colchester, Essex. CO2 8XQ.

An impressive and spacious three double bedroom town house located to the south of Colchester with access to local amenities, good schooling and transport links all nearby. Positioned at the end of a cul-de-sac this home resides within an secluded spot and provides a quiet lifestyle and would make the ideal family home. The ground floor boasts a 17ft kitchen/diner which has fitted units and kitchen appliances and a downstairs cloakroom. To the first floor, there is a double aspect lounge, the master bedroom with a dressing area and the family bathroom.



Property Details.

Ground Floor

Entrance Hall

With radiator, stairs rising to first floor and doors to;

Cloakroom

With close coupled WC, wash hand basin, radiator.

Kitchen/Diner



17' 10" x 9' 4" (5.44m x 2.84m) With double glazed window to front and rear, double glazed door to garden, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, electric oven with gas hob and extractor hood over, space for fridge freezer, plumbing for washing machine.

First Floor

Landing

With stairs rising to second floor and doors to;

Lounge



17' 10" x 9' 4" (5.44m x 2.84m) With double glazed window to front and rear, radiator, TV point.

Bedroom One



11' 7" x 9' 8" (3.53m x 2.95m) With double glazed window to rear, radiator, open to;

Dressing Area



7' 5" x 6' 0" (2.26m x 1.83m) With double glazed window to front.

Family Bathroom



With obscure double glazed window to rear, panelled bath, close coupled WC, wash hand basin, shower cubicle.

Property Details.

Second Floor

Second Floor Landing

With velux window and doors to;

Bedroom Two



18' 10" x 9' 9" (5.74m x 2.97m) With double glazed window to front and rear, radiator.

Bedroom Three

18' 11" x 7' 10" (5.77m x 2.39m) With double glazed window to front and rear, radiator.

Shower Room



With close coupled WC, wash hand basin, shower cubicle.

Outside

Rear Garden



Enclosed by panel fencing with gated side access, patio area with outdoor electrical points, lawn and garden shed to remain.

Car Port & Driveway

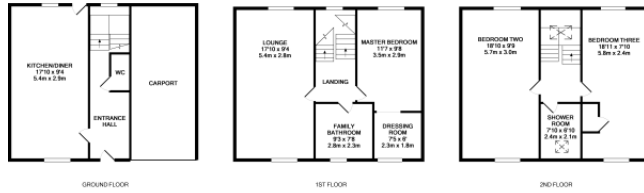
A large block paved driveway provides access to the car port.

Garage

With up and over door to front.

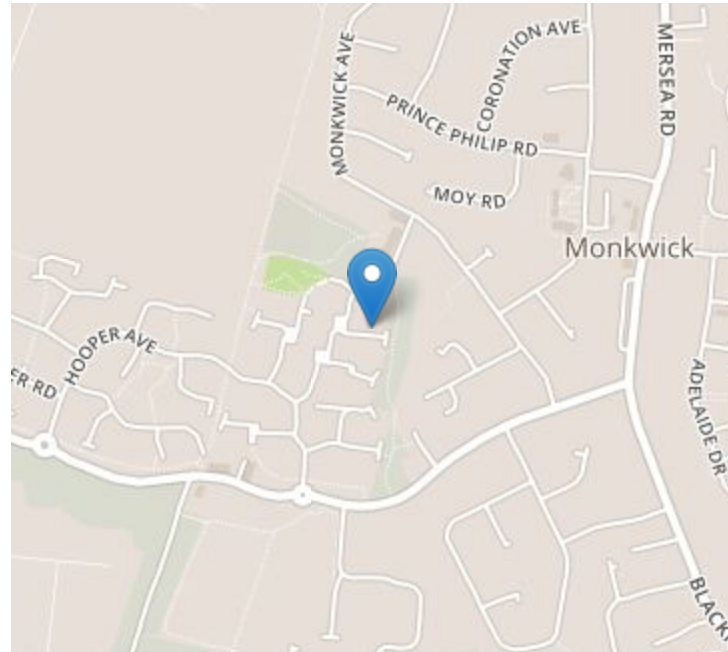
Property Details.

Floorplans

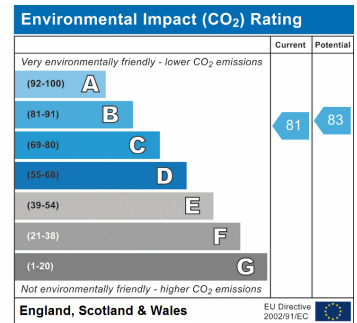
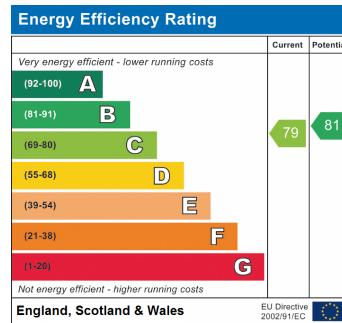


When any plan has been made to scale the accuracy of the floor and ceiling levels, dimensions, areas, volumes, heights and so on, shall be approximate only. It is recommended that you obtain a professional surveyor's report, or the services of a Quantity Surveyor, for further information only and that you should verify all the measurements and dimensions of the property yourself. This is a guide only and should not be relied upon for legal purposes. © Crown Copyright. All Rights Reserved. 2024

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.