



- Bay Fronted Terraced Property
- Three Sizeable Bedrooms
- Access To North Station
- Upgraded and Improved
- Large Reception Room
- Modern Fitted Kitchen
- Private Rear Garden

49 Tufnell Way, Colchester, Essex. CO4 5AP.

Positioned in a prime location and ideal for the working professional or modern family, this stunning bay fronted terraced property offers contemporary open plan living and is positioned within moments of Colchester's North Station - offering direct links to London Liverpool Street Station. Upgraded, loved and improved by the current vendors this family home provides an impressive reception room with bay front window and leads on from an open plan design to a high specification modern fitted kitchen with space for appliances. The ground floor features a welcoming tiled entrance hall and downstairs shower room. The first floor allows for two double bedrooms and a sizeable third single bedroom.



Property Details.

Ground Floor

Entrance Porch

UPVC window and door to front, tiled floor, door to:

Entrance Hall

Stairs to first floor, under stairs storage cupboard, tiled flooring, further doors to:

Downstairs Shower Room



UPVC window to rear, low level WC, vanity wash hand basin, walk in shower cubicle, chrome heated towel rail, extractor fan, tiled flooring.

Living Room



11' 1" x 9' 11" (3.38m x 3.02m) UPVC bay window to front, radiator, spot lights, variety of communication input/output points, open plan to:

Dining Area



11' 1" x 9' 6" (3.38m x 2.90m) UPVC window to side, radiator, spot lights, opening to:

Kitchen/Breakfast Room



13' 9" x 11' 3" (4.19m x 3.43m) UPVC window to side aspect and UPVC french doors to rear garden, range of fitted base and eye level units with work surfaces over, inset one and a half bowl stainless steel sink unit with tap and drainer, space for freestanding appliances, wine cooler, vertical radiator

First Floor

Landing

UPVC window to front, stairs to ground floor, further doors to:

Property Details.

Master Bedroom



11' 1" x 11' 1" (3.38m x 3.38m) UPVC window to front, built in cupboard, radiator

Bedroom Two



9' 11" x 8' 9" (3.02m x 2.67m) UPVC window to rear, built in wardrobes, radiator

Bedroom Three

10' 10" x 7' 4" (3.30m x 2.24m) UPVC window to rear, radiator

Rear Garden & Parking

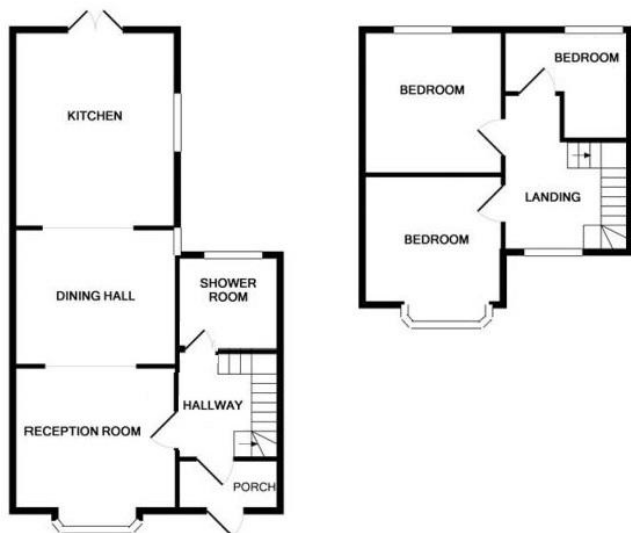


The outdoor space comprises of a large private rear garden of which has been landscaped to a low maintenance design and features a large patio area, perfect for outdoor dining and the ideal entertaining space. Steps lead up on to a large lawn area with further steps leading to a private seating area and metal storage unit, simply perfect for garden essentials. There is side access to the property through a connecting tunnel pass and the boundaries are formed by panel fencing. There is also the added benefit of an outdoor tap.

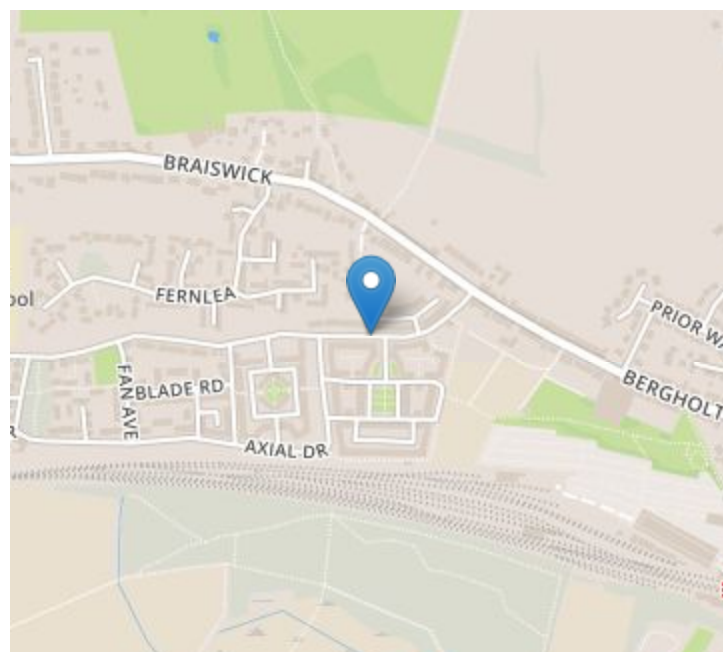
Parking is easily accessible on road and in a private courtyard to the side of the property, strictly for the use of residents.

Property Details.

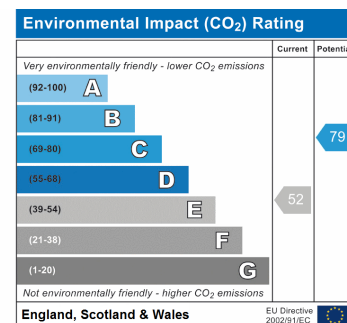
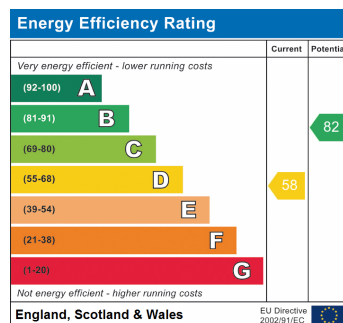
Floorplans



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.