



- Stunning Example Luxury Mersea Home
- Semi-Detached Freehold House
- Spacious Living Room With French Doors To Rear Garden
- Kitchen/Diner with Utility Area
- Three Sizeable Bedrooms
- Family Bathroom, Ensuite To Master & Ground Floor Cloakroom
- Private Rear Garden & Two Allocated Parking Bays
- Eight Year NHBC

18 Cordelia Drive, Colchester, Essex. CO4 6AE.

This unique executive style linked-detached family home is located in the highly popular Chesterwell Development to the North of Colchester. With close connections to both the A12 and Colchester North Station, the property is conveniently located close to local schools, shops and amenities. The property is beautifully presented throughout and has been upgrade to a high standard, with a spacious living room, generous high specification kitchen/diner, the perfect space for entertaining. The first floor comprises of three sizeable bedrooms, master with en suite and family bathroom.



Property Details.

Ground Floor

Entrance Hall

Entrance door, stairs to first floor, engineered wood flooring,

Cloakroom

Low level WC, pedestal wash hand basin, engineered wood flooring, extractor fan, radiator.

Living Room



16' 7" x 11' 9" (5.05m x 3.58m) UPVC windows to front and rear, UPVC French doors to rear, under stairs storage cupboard, two radiators, engineered wood flooring.

Kitchen/Diner



16' 8" x 16' 7" (5.08m x 5.05m) UPVC windows to front and rear, UPVC door to garden, range of base and eye level units with work surface over, inset sink unit with tap and drainer, integrate oven and hob with extractor over, integrated washer/dryer and dishwasher, inset spotlights, engineered wood flooring, radiator.

First Floor

Landing

Loft access, airing cupboard, doors to:

Bedroom One



16' 7" x 11' 9" (5.05m x 3.58m) UPVC windows to front and rear, radiator, door to:

Property Details.

EnSuite



Low level WC, pedestal wash hand basin, walk in shower cubicle with fully tiled walls, engineered wood flooring, chrome heated towel rail.

Bedroom Two



10' 6" x 9' 5" (3.20m x 2.87m) UPVC window to front, radiator.

Bedroom Three

10' 6" x 9' 5" (3.20m x 2.87m) UPVC window to rear, radiator.

Bathroom



UPVC window to rear, low level WC, pedestal wash hand basin, panel bath with screen and shower over, radiator.

Rear Garden



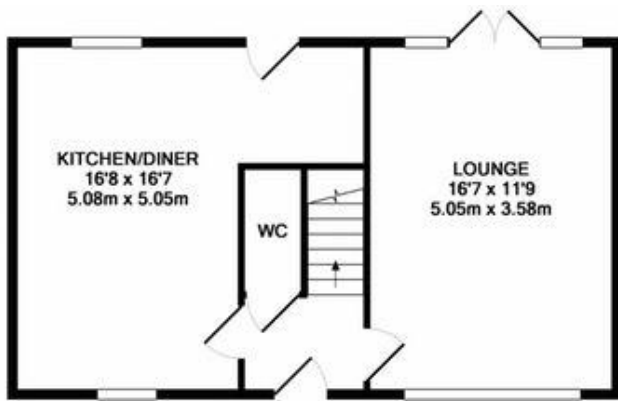
To the rear of the property there is a paved patio area, the remainder being laid to lawn all enclosed by close boarded fencing and brick wall.

Parking

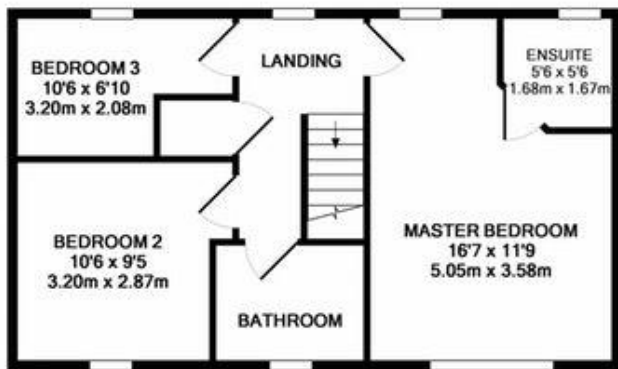
There are two allocated spaces to the rear of the property with gated access to rear garden. There is visitors parking on site.

Property Details.

Floorplans



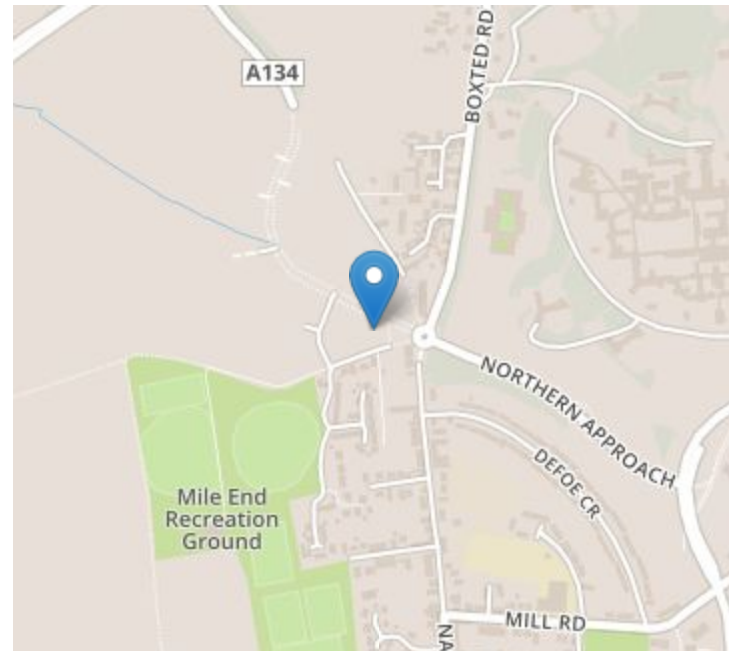
GROUND FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)



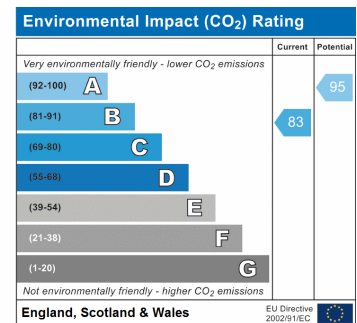
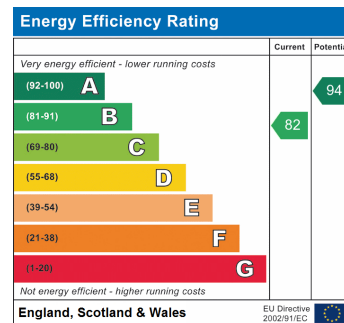
1ST FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 SQ.M.)

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.