



- Offering A Wealth Of Off Road Parking - A Rare Find For The Immediate Area
- An Imposing, Exceptional Three Bedroom Detached Family Home
- Utility Room & Ground Floor Cloakroom
- Separate Study
- Access To North Station And General Hospital
- Well Portioned Accommodation Spread Over Two Floors
- Completely Renovated, Upgraded And Extended By The Current Owners
- An Incredible & Private Elevated Rear Garden With A Summer House
- Three Generous Bedroom With An En Suite To Master
- A Luxury Four Piece Family Bathroom Suite

103 Mile End Road, Colchester, Colchester, Essex. CO4 5BU.

**** Guide Price £500,000 to £525,000 **** Meticulously designed and reconfigured by the current owners, lies this exceptional three bedroom semi detached family home, situated in the highly sought after area of Mile End. Within just a few minutes' walk of Colchester mainline station, hospital and the city centre, this property is in a great location for young professionals and families. Internally the property boasts a wealth of space, light and modern features throughout, including a beautifully designed open plan kitchen/living area, with a range of high specification units, glass cabinets and pendant lighting throughout. Further impressive features include, herringbone oak flooring throughout, bi folding doors from the kitchen and a separate utility room. Upon entering the property you are welcomed to a large driveway, providing ample off road parking with gated side access to the garden, which features a tired and elevated layout with a large summer house/bar to the bottom, which is to remain.



Property Details.

Ground Floor

Hallway

12' 9" x 6' 0" (3.89m x 1.83m) Main entrance door into hallway, herringbone style oak wood flooring throughout, radiator, understairs storage cupboard, stairs rising to first floor, door leading to:

Office/Study



8' 10" x 4' 10" (2.69m x 1.47m) UPVC window to front aspect with fitted shutter, radiator.

Living Room



12' 2" x 11' 7" (3.71m x 3.53m) UPVC bay fronted window to front aspect with fitted shutters, cast iron log burner, radiator, spot lighting.

Kitchen/Breakfast Area



18' 1" x 10' 8" (5.51m x 3.25m) Full range of high specification eye level units, glass cabinets and cupboards with Quartz work surfaces, integrated appliances, including dishwasher, master range cooker, pendant lighting throughout, tiled splash back, middle island providing a fantastic breakfast bar area, spot lighting throughout.

Dining Area/Living Area



23' 5" x 10' 0" (7.14m x 3.05m) Large bi folding doors to rear aspect, providing access directly into the garden to a patio area, vaulted ceilings with Velux windows with spot and pendant lighting, door leading to:

Utility Room

8' 10" x 4' 10" (2.69m x 1.47m) Mosaic tiled flooring, space for appliances, including washing machine and dryer, inset cupboards and eye level units with work surfaces, door leading to:

Cloakroom

Low level W.C, vanity wash unit, half tiled wall, obscured window to side aspect. mosaic tiled flooring.

First Floor

Landing

9' 2" x 6' 9" (2.79m x 2.06m) UPVC window to side aspect, access to loft hatch, spot lighting, door leading to:

Property Details.

Master Bedroom



11' 1" x 10' 0" (3.38m x 3.05m) UPVC window to rear aspect with shutters, radiator, pendant lighting, space for large wardrobes, access into:

En Suite



6' 6" x 5' 10" (1.98m x 1.78m) Large double shower cubicle with glass screen, low level W.C, vanity wash basin, mosaic tiled flooring, inset shelving to wall, fully tiled walls.

Bedroom Two



12' 2" x 10' 4" (3.71m x 3.15m) UPVC bay window to front aspect with shutters, radiator, space for desk or wardrobes.

Bedroom Three

10' 8" x 8' 5" (3.25m x 2.57m) UPVC window to rear aspect with shutters, radiator.

Bathroom

7' 3" x 7' 3" (2.21m x 2.21m) Modern fitted four piece bathroom suite with low level W.C, vanity wash basin, freestanding bath, tiled flooring and walls, obscured window to rear aspect, shower cubicle with pattern effect glass screen and double shower tray, extractor fan, spot lighting.

Outside

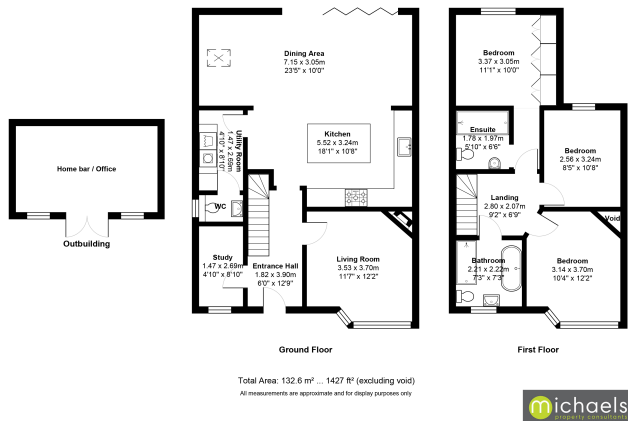


Externally the property offers a spectacular raised and elevated garden, commencing with a large patio with enclosed railings and steps leading down to the second tier. This then takes you to a large bed of shingle and further hard standing area, suitable for either a BBQ area or storage. The garden is then predominantly laid to lawn to lawn with a bed of shingle to the side, providing a shed, which is to remain. Further to the rear offers a fantastic summer house/man cave.

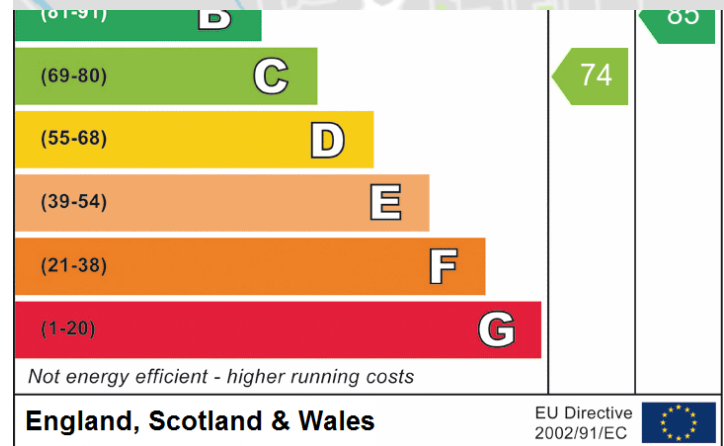
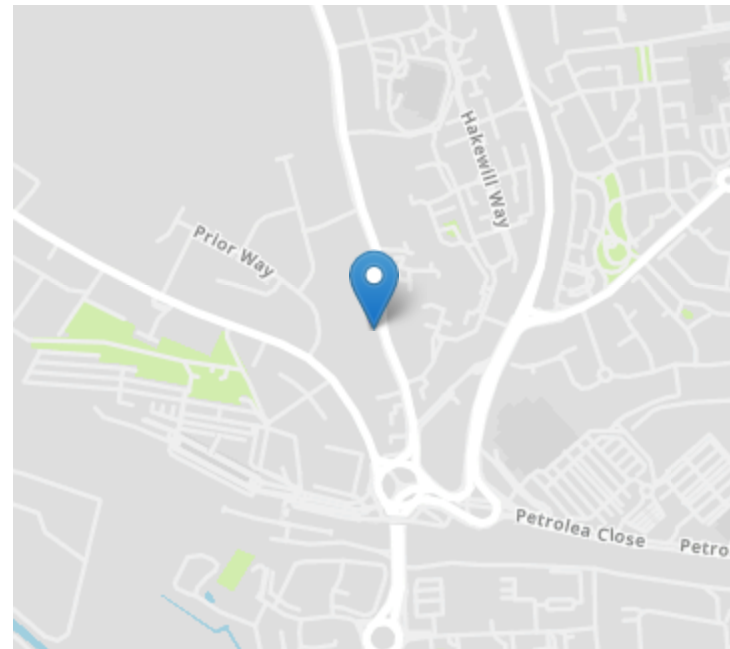
To the front of the of the property is enclosed by plant soil topped boarders, panel fencing and is mainly laid to shingle. This large frontage offers ample off road parking for many vehicles as well as gated access to the rear.

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.