



- A Deceptive Three Bedroom End Of Terrace Home
- Large Reception Room With Bay Window
- Kitchen-Diner
- Utility & Downstairs Cloakroom
- Two Generous Bedrooms
- Sizeable Third Bedroom
- First Floor Family Bathroom
- Off Road Parking On A Private Driveway
- Possibility To Extend Subject To Planning
- Close To A Choice Of Excellent Schooling & Useful Amenities

40 Mill Road, Mile End, Colchester, Essex. CO4 5LF.

This deceptively spacious three bedroom end of terrace home offers generous reception and bedroom space throughout, whilst boasting an excellent private and enclosed rear garden. Positioned to the North of Colchester within the popular district of Mile End, it offers very easy access to the eagerly anticipated Colchester Northern Gateway, soon to be home to; a state of the art cinema complex, restaurants, premium health club and an array of leisure facilities. Chesterwell Plaza is also moments away, housing a large co-operative store for convenience, salon and soon to be opening coffee house. An excellent choice of primary and secondary schooling is close by, whilst also being a short walk from Colchester's general hospital and North Station - offering direct links to London Liverpool Street within the hour. Ideal for the modern day family, this home is not to be missed.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, door to:

Reception Room



14' 10" x 11' 11" (4.52m x 3.63m) UPVC window to front aspect, radiator, communication point, under-stairs storage cupboard, door to:

Kitchen-Diner



18' 2" x 8' 10" (5.54m x 2.69m) A modern fitted kitchen diner comprising of; a range of base and eye level gloss units with worksurfaces over, drawers under, inset sink, drainer and tap over, inset oven and grill, hob with extractor fan over, windows to side and rear aspect, door to:

Rear Lobby

Garden door to side aspect, door to:

Utility Room/Downstairs Cloakroom



6' 6" x 5' 7" (1.98m x 1.70m) Window to side aspect, pedestal wash hand basin, W.C, space for appliances undercounter, wall mounted gas boiler

First Floor

Landing

Stairs to ground floor, window to side aspect, doors and access to:

Master Bedroom



11' 11" x 8' 10" (3.63m x 2.69m) Window to rear aspect, radiator

Property Details.

Bedroom Two



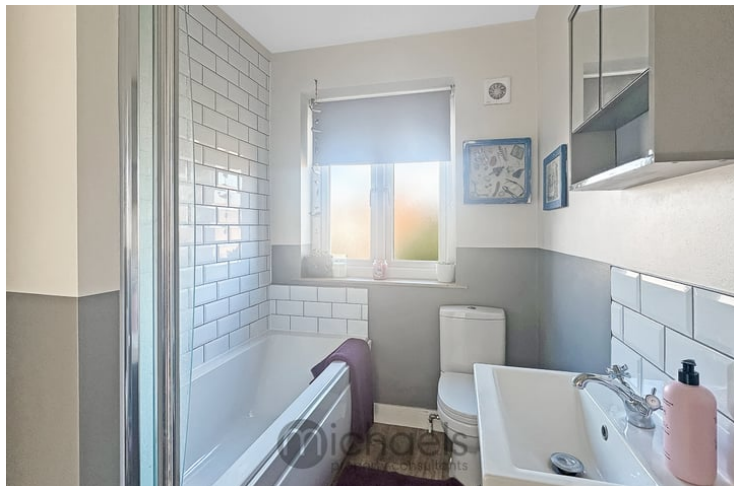
8' 9" x 8' 5" (2.67m x 2.57m) Window to front aspect, radiator, over-stairs cupboard

Bedroom Three



9' 2" x 8' 9" (2.79m x 2.67m) Window to front aspect, radiator

Family Bathroom



Window to rear aspect, chrome wall mounted towel rail, wash hand basin, W.C, panel bath with screen and shower over

Outside, Garden & Parking



Outside, this home benefits from a generously sized, enclosed rear garden. Improved and enhanced by the current owner, it features; an expansive patio area, timber pergola forming a peaceful seating area, an area predominately laid to lawn, an array of mature hedges and plants and the benefit of a garden room with full power. The garden room could offer itself as the ideal place for working from home, playroom, gymnasium or more. To the side, the house offers itself to improvement and extension, subject to the relevant planning permissions being granted.

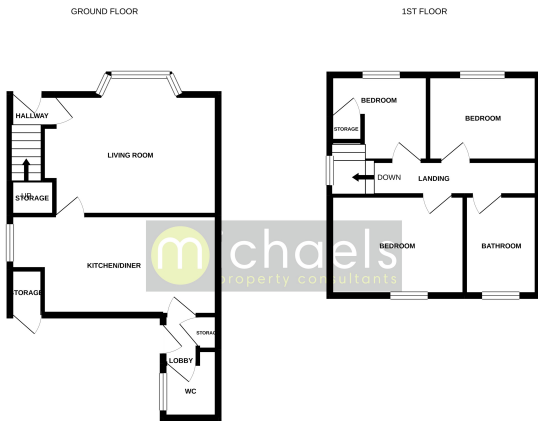
Completing this excellent home is the added benefit of a private driveway. The current occupiers have previously parked three vehicles off road (car size dependent) and further parking can be found on road.

Additional Information

There is also the added benefit of an outdoor cupboard. We are informed the loft is boarded and benefits from a ladder.

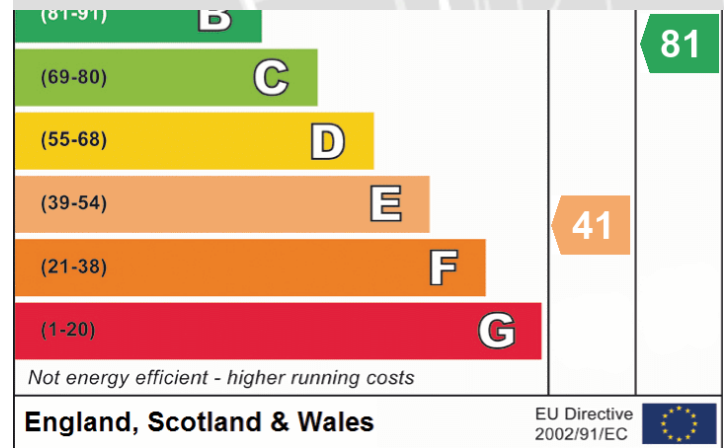
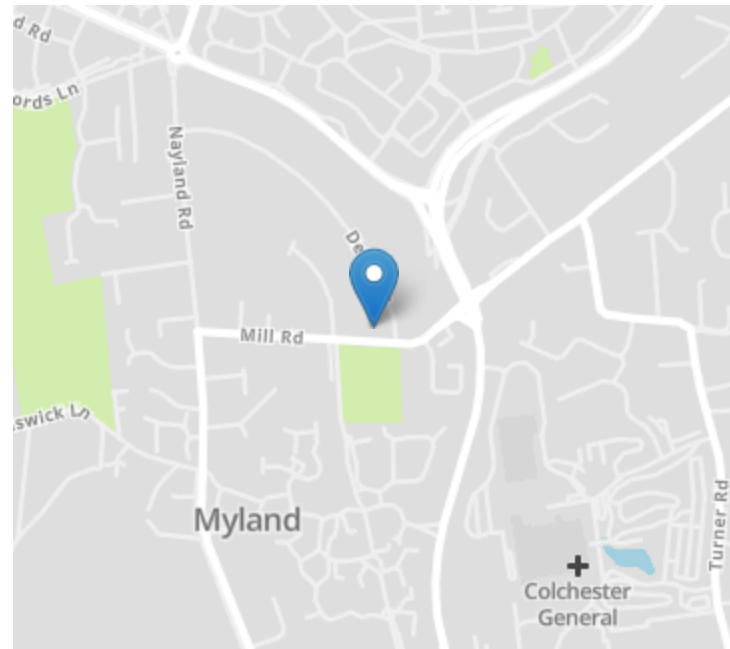
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the Property Consultant's measurements of this property, they are not intended to be used as a basis for any legal proceedings. The Property Consultant's measurements are for information only and should not be relied upon for any legal purposes. The Property Consultant's measurements are for information only and should not be relied upon for any legal purposes. The Property Consultant's measurements are for information only and should not be relied upon for any legal purposes.

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.