



- Three/Four Bedroom Town House
- Well-Maintained Throughout
- Short Drive To Colchester's City Centre & Transport Links
- Kitchen-Diner
- Utility Space & Ground Floor W.C.
- Three Generous Bedrooms
- Study/Mezzanine Area
- Shower Room & Family Bathroom
- Private & Enclosed Rear Garden
- Garage & Off Road Parking

3 Secundus Drive, Colchester, Essex. CO2 7TF.

Situated just south of Colchester's city centre resides this impressive and well-maintained three/four bedroom town house, offering an array of versatile and spacious accommodation throughout. With its accommodation distributed across three floors, it is suitable for the modern day expanding family. Residing along a peaceful residential street and within easy access of Colchester's city centre, a short five minute drive away, it provides easy reach to an array of useful amenities and public transport links. Complete with off road parking under a car port, a private and enclosed rear garden and the added luxury of a garage, this home simply must be viewed to be appreciated in its entirety.



Property Details.

Ground Floor

Entrance Hall

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

Kitchen-Diner



7.29m x 3.39m (23' 11" x 11' 1") Window to front aspect, patio doors to rear aspect, radiator x2, wood effect laminate flooring, a range of fitted base and eye level units with work surfaces over, inset four ring hob with extractor fan, inset oven and grill, stainless steel sink, drainer and 1/2 sink, tiled splash back, integrated fridge/freezer, dishwasher, washing machine, space for fridge/freezer, inset spotlights, access to:

Utility Room

Continued base and eye level units with work surfaces over, wall mounted boiler, space and plumbing for washing machine/further appliance, wood effect flooring, radiator, door to:

Ground Floor Cloakroom

W.C, wash hand basin, radiator, wood effect floor

First Floor

Landing

Stairs to ground and second floor, radiator, airing cupboard, doors and access to:

Reception Room



3.25m x 5.92m (10' 8" x 19' 5") Dual aspect windows (front & rear), radiator x2, communication points, feature fireplace with surrounding hearth and mantle

Bedroom Three



2.44m x 2.92m (8' 0" x 9' 7") Window to rear aspect, built in wardrobe, radiator

Property Details.

Bedroom Two



3.43m x 3.44m (11' 3" x 11' 3") (Max) Window to front aspect, radiator, built in wardrobe x2

Master Bedroom



3.43m x 3.97m (11' 3" x 13' 0") Window to front aspect, radiator, access to:

Bathroom



Panel bath, wash hand basin, W.C. radiator, window to rear aspect

Dressing Room



2.61m x 0.74m (8' 7" x 2' 5") Window to rear aspect, wardrobe alcoves

Second Floor

Second Floor Landing

Stairs to first floor, doors and access to:

Mezzanine/Study Area

3.28m x 1.79m (10' 9" x 5' 10") *Overlooking reception room*, velux window, radiator, access to:

Shower Room

Shower, W.C. wash hand basin, radiator, wood effect flooring, tiled walls, Velux window

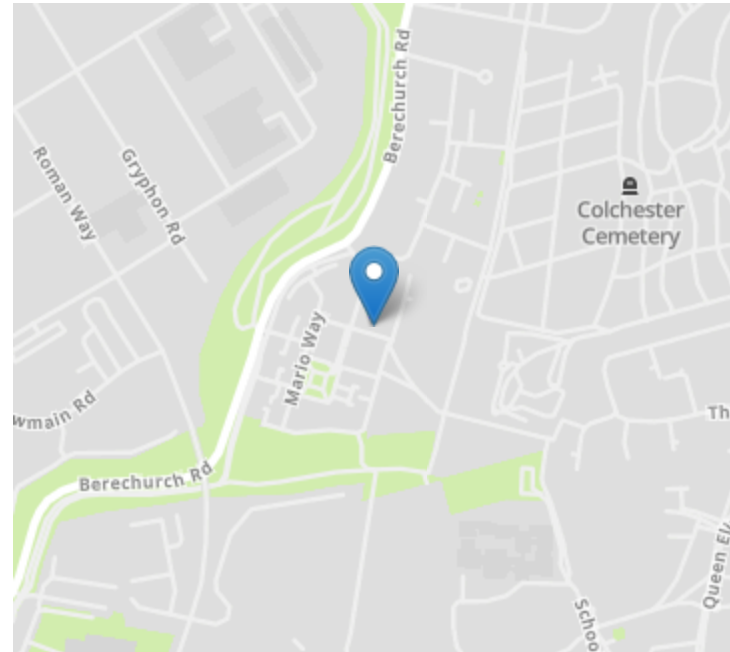
Outside, Garden, Garage & Parking

Outside, its owner enjoys a pleasant rear garden, predominately laid to lawn and enclosed by panel fencing. Positioned to the rear of the garden, is a small vegetable patch, whilst secure gated side access leads to a private driveway located underneath a carport, offering off road parking for two vehicles. Completing the property is the added benefit of a garage, with an electric roller door.

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.