



- Four Bedroom End Of Terrace House
- Prime North Colchester Position & Within Close Proximity Of The Gilbert Secondary School
- Easy Access To Colchester's Northern Gateway
- Open Plan Living-Dining-Kitching Area
- Breakfast Bar
- Four Well Proportioned Bedrooms
- En-Suite Shower Room & Seperate Family Bathroom
- Generous Garden & Garage
- Offered To Market With No Onward Chain
- Early Viewing Advised

Call to view 01206 576999



## 37 Titus Way, Colchester, Essex. CO4 9WH.

**\*\*Guide Price £375,000 - £400,000\*\*** Residing in a prime North Colchester position is this deceptively spacious four bedroom end of terrace home, offering a wealth of living & bedroom space throughout. Reconfigured to allow for open-plan modern-day living, the focal point of this home is the kitchen-living-dining area, designed with hosting and entertaining in mind. A modern fitted kitchen is complimented with a breakfast bar and integrated appliances. Occupying the first floor, are two generous bedrooms, with the master bedroom featuring an en-suite shower room. There is a separate family bathroom suite also available. The second floor is home to two further sizeable bedrooms. Outside, the property benefits from a large enclosed rear garden and there is the added advantage of gated off road parking and a detached garage.





# Property Details.

## Ground Floor

### Entrance Hall

Glazed entrance door to front aspect, wood effect laminate flooring, stairs to first floor, radiator, door to W.C, further doors to:

### Downstairs W.C

Double glazed window to side aspect, wood effect laminate flooring, W.C, radiator, consumer unit

## Living-Kitchen-Dining Area



26' 5" x 17' 8" (8.05m x 5.38m) A modern fitted kitchen comprising of a range of modern fitted base and eye level units with wood effect work surfaces over, inset stainless steel, sink and drainer with taps over, inset hob with extractor fan over, inset electric fan assisted oven and grill, integrated fridge/freezer, washing machine, double glazed window to rear aspect, double glazed patio doors to rear aspect, open plan to:

Living Area - Radiator, communication points, door to hallway

# Property Details.

## First Floor

### First Floor Landing

Stairs to ground and first floor, double glazed window to side aspect, doors to:

### Master Bedroom



13' 2" x 11' 7" (4.01m x 3.53m) Double glazed window to front aspect, radiator, built in wardrobes, wood effect laminate flooring, door to:

### En-Suite Shower Room

Vanity hand wash basin, radiator, wood effect laminate flooring, shower cubicle with tiled wall behind, extractor fan, double glazed window to front aspect

### Bedroom Three

8' 8" x 10' 3" (2.64m x 3.12m) Double glazed window to rear aspect, wood effect laminate flooring, radiator

### Family Bathroom



Double glazed window to rear aspect, wood effect laminate flooring, radiator, W.C, pedestal wash hand basin, panel bath, tiled walls, extractor fan

## Second Floor

### Second Floor Landing

Velux style double glazed windows to side aspect, stairs to first floor, further doors to:

### Bedroom Two



10' 4" x 12' 6" (3.15m x 3.81m) Velux window to side aspect, double glazed window to front aspect, radiator

### Bedroom Four

Velux style double glazed window to front aspect, radiator

## Outside, Garden, Parking & Garage

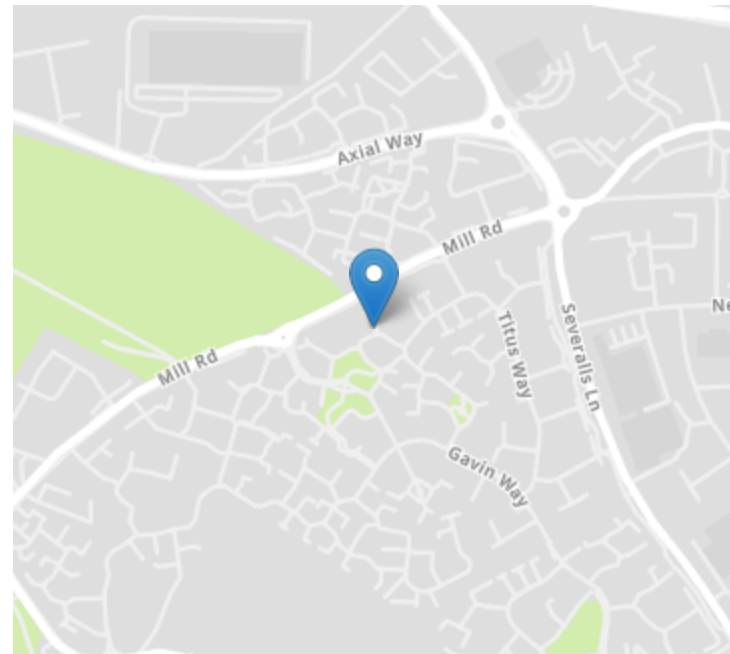


Outside, the property benefits from a large enclosed rear garden, housing a generous patio area and predominately laid to lawn. Boundaries are formed by panel fencing and a gate provides access to a private driveway, offering off road parking and a detached garage with up and over door. There is additional parking available on road for both residents and guests alike.

# 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.