



- West Colchester - Prettygate Location
- An Excellent Four Bedroom Detached Family Home
- Off Road Parking & Garage
- Two Reception Rooms
- Added Luxury Of A Conservatory
- Modern Kitchen
- Benefit Of Utility Room & Downstairs Cloakroom
- Four Well-Proportioned Bedrooms
- En-Suite & First Floor Family Bathroom
- Generous Private & Enclosed Rear Garden

27 Scythe Way, Colchester, Essex. CO3 4SJ.

****Guide Price £450,000 - £475,000**** Scythe Way, Prettygate, Colchester, CO3 An excellent four-bedroom detached family home located in the highly sought-after Prettygate area to the west of Colchester. Situated on a popular road, the property is within close proximity to well-regarded primary and secondary schools, and local amenities including a Co-operative store, doctors and dentist surgeries, salon, and coffee shops. Key features include a welcoming entrance hall, spacious lounge with feature fireplace, separate dining room with access to the garden, and a modern kitchen fitted with a range of units, tiled splashbacks, inset storage, and under-counter lighting. There's also a utility area, gas central heating via a Vaillant boiler, a downstairs cloakroom, and a bright conservatory. Upstairs offers four well-proportioned bedrooms, with the master benefiting from an en-suite, and a tiled family bathroom.



Call to view 01206 576999



michaels

Property Details.

Ground Floor

Entrance Hall

Sitting Room



14' 2" x 13' 1" (4.32m x 3.99m)

Dining Room



9' 10" x 9' 0" (3.00m x 2.74m)

Conservatory



11' 8" x 10' 1" (3.56m x 3.07m)

Kitchen



9' 10" x 10' 4" (3.00m x 3.15m)

Utility Room

6' 1" x 5' 5" (1.85m x 1.65m)

Ground Floor W.C.,

First Floor

Landing

Master Bedroom



10' 8" x 10' 11" (3.25m x 3.33m)

Property Details.

En-Suite



4' 7" x 4' 6" (1.40m x 1.37m)

Bedroom Four



8' 5" x 8' 2" (2.57m x 2.49m)

Bedroom Two



10' 1" x 8' 5" (3.07m x 2.57m)

Bathroom



Outside

Bedroom Three



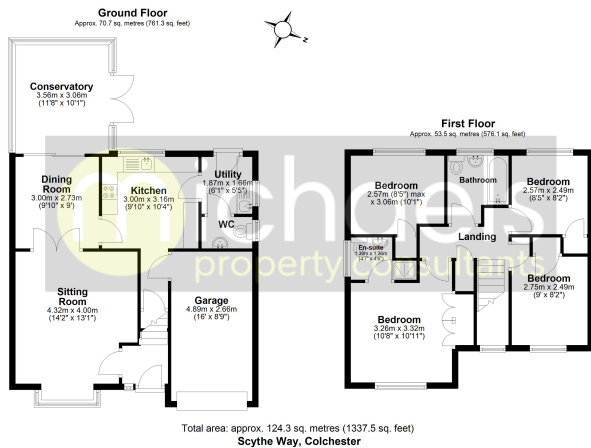
9' 0" x 8' 2" (2.74m x 2.49m)

Garage

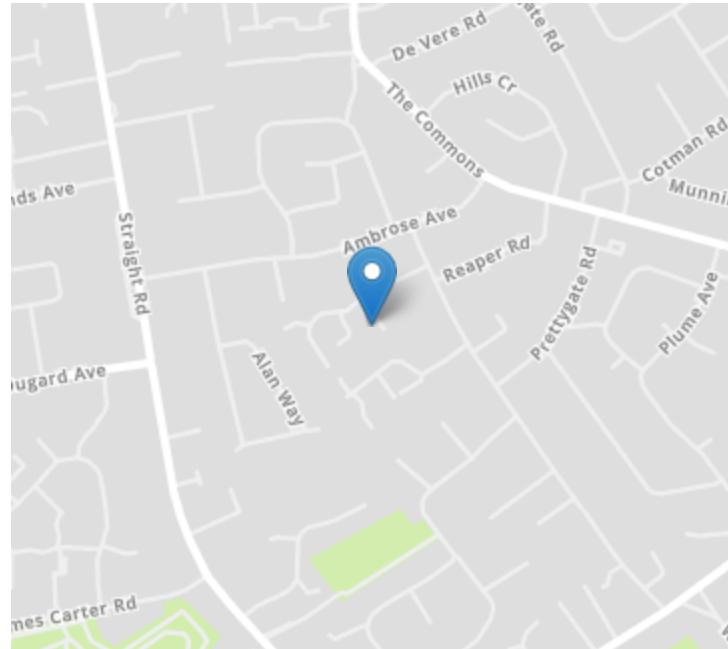
16' 0" x 8' 9" (4.88m x 2.67m)

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.