



- Well Presented Three Bedroom Terraced Family Home
- Situated On The Popular Kingswood Heath Development
- Three Well Proportioned Bedrooms
- Built In Mirror Front Wardrobes
- En-Suite Bathroom & Family Bathroom Suite
- High Gloss Kitchen Units & Intergrated Appliances
- Open Plan Living Dining Room
- Car Port & Parking For Two Cars In Tandem

## 28 Mistley Road, Colchester, Essex. CO4 6BY.

A fantastic example of a three bedroom terraced family home, in excellent decorative condition and presented to market in first class order. Built by a reputable national house builder, within the last three years, this home offers modern day living throughout. The ground floor accommodation commences with a welcoming entrance hall with doors leading to a stunning kitchen, complete with integrated appliances, high gloss units and a feature brick tiled wall finish. To the rear of the property, a spacious living-dining area can be found, with french doors leading out on to a meticulously landscaped and well finished private garden.



# Property Details.

## Ground Floor

### Entrance Hall

13' 3" x 4' 1" (4.04m x 1.24m) UPVC door to front aspect, stairs to first floor, further doors to:

### Downstairs Cloakroom

W.C, pedestal wash hand basin, inset spotlights, radiator

### Kitchen



11' 1" x 8' 7" (3.38m x 2.62m) Range of modern fitted base and eye level high gloss units with work surfaces over, inset stainless steel sink, drainer and taps over, inset four ring gas hob with extractor fan over, cupboard housing gas boiler, a range of integrated appliances, kick board lighting, inset spotlights, radiator, UPVC window to front aspect

### Living-Dining Room



16' 2" x 18' 5" (4.93m x 5.61m) UPVC window and french doors to rear aspect, variety of communication points, inset spotlights, feature downlights (STN), under stairs cupboard, radiator

## First Floor

### First Floor Landing

Stairs to ground floor, loft access above, storage cupboard, further doors to:

### Master Bedroom



11' 4" x 12' 9" (3.45m x 3.89m) UPVC window to front aspect, built in mirror front wardrobes, further door to:

### En-Suite Bathroom



UPVC window to front aspect, W.C, pedestal wash hand basin, walk in shower cubicle with tiled wall finish, chrome wall mounted towel rail, inset spotlights, extractor fan

# Property Details.

## Bedroom Two



10' 5" x 9' 7" (3.17m x 2.92m) UPVC window to rear aspect, radiator, built

## Bedroom Three



6' 8" x 10' 3" (2.03m x 3.12m) UPVC window to rear aspect, radiator

## Family Bathrom

Wall mounted mirror, pedestal wash hand basin, W.C, panel bath with shower over and screen, inset spotlights, extractor fan

## Rear Garden, Parking & Location



The rear garden commences with a patio area, with a garden path leading to a recently added decking area - ideal for an outdoor dining table and chairs, even a firepit. There is there added benefit of a garden shed also and a gate provides side access to a car port and parking for two cars in tandem. The house occupies a favourable position within this development, overlooking picturesque communal greens with a recently reconstructed traditional seating area.

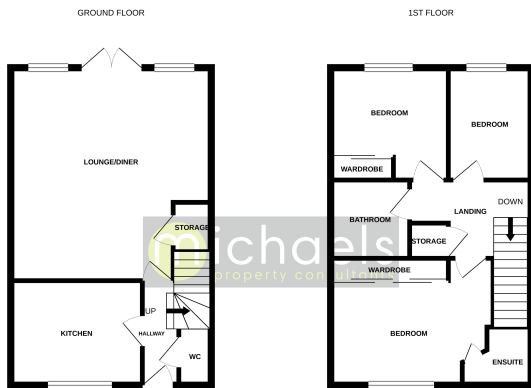
This family home is located to the North of Colchester and within easy access of a range of excellent amenities and schooling. Currently being constructed is Colchester's Northern Gateway, currently home to David Lloyd Leisure Centre and soon to be home of a cinema and entertainment complex, full of popular restaurants. Early viewings are encouraged to appreciate all this home has to offer.

## Agents Note

We have been informed that there is an estate fee payable of £16.48pcm, payable to FirstPort. FirstPort maintain the development and keep it looking aesthetically pleasing and in good order. We advise all parties confirm this information with their legal representatives, as this information has been provided to us by our clients on the date of instruction.

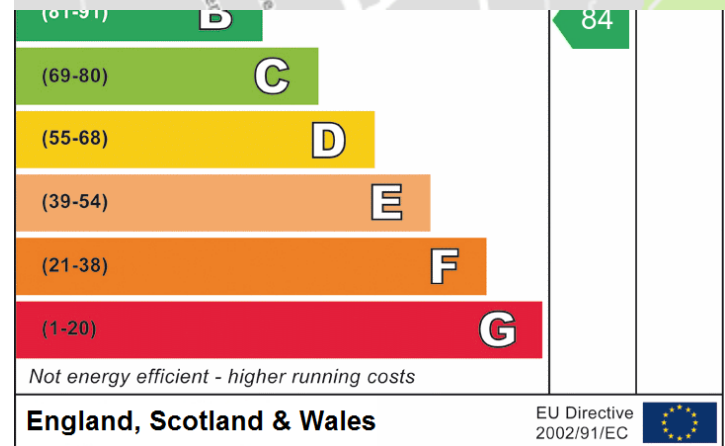
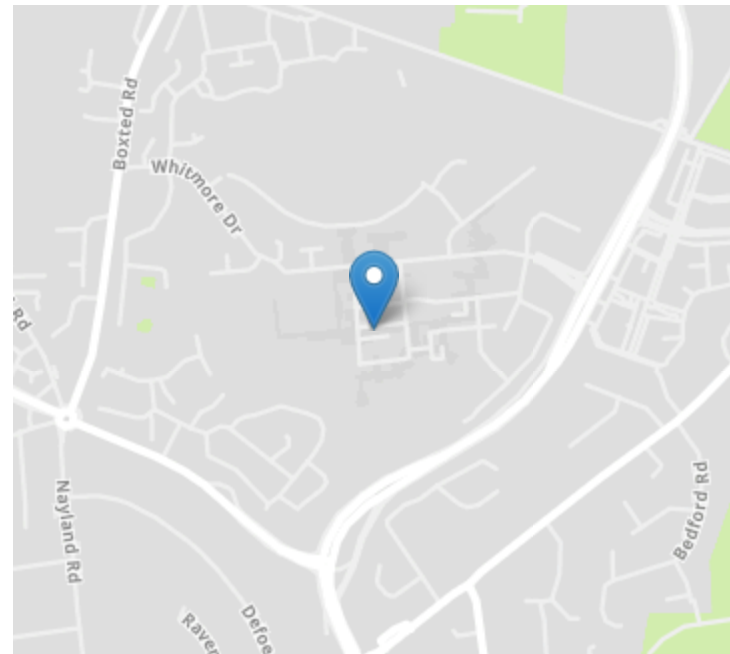
# Property Details.

## Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements are taken on the ground level and are not guaranteed to be 100% accurate. The floor plan is provided 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. See also the Energy Rating for more details.

## 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.