



- Constructed By Reputable House Builders 'Mersea Homes'
- Chesterwell Development - Home To An Array Of Schooling & Amenities!
- Off Road Parking Under A Private Car Port
- Tiled En-Suite Shower Room & Seperate Tiled Guest Bathroom
- Kitchen-Diner & Utility Room
- Exceptionally Presented & Well Decorated Throughout
- Occupying A Delightful Corner Position
- Ideal For A Growing Family, Working Professional Or First Time Buyer
- No Onward Chain
- Viewings Advised!

## 10 Felicia Lane, Colchester, Colchester, Essex. CO4 6EL.

**\*\* Guide Price £500,000 to £525,000 \*\***Built meticulously by the reputable local builders, Mersea Homes, and occupying a delightful corner position to the North of Colchester on the ever-popular 'Chesterwell Development,' lies this impressive four-bedroom detached family home. Throughout its ownership, the property has been tastefully decorated and exceptionally well maintained. Chesterwell offers the perfect combination of newly built homes, a beautiful woodland backdrop, and carefully considered community infrastructure. Ideally located, the development provides excellent access to Colchester's Mainline Station, Colchester General Hospital, and is within walking distance of outstanding local schooling and the Chesterwell Plaza, currently home to a Co-operative store and Seymour House Day Nursery.



Call to view 01206 576999



michaels



# Property Details.

## Ground Floor

### Hallway

### Ground Floor Cloakroom

### Kitchen/Dining Room



21' 0" x 19' 8" (6.40m x 5.99m)

### Living Room



16' 7" x 13' 2" (5.05m x 4.01m)

## First Floor

### Landing

### Master Bedroom



16' 9" x 11' 6" (5.11m x 3.51m)

### En Suite



8' 2" x 5' 11" (2.49m x 1.80m)

# Property Details.

## Bedroom Two



15' 8" x 15' 3" (4.78m x 4.65m)

## Bedroom Three



10' 2" x 9' 8" (3.10m x 2.95m)

## Study/Bedroom Four



10' 2" x 6' 11" (3.10m x 2.11m)

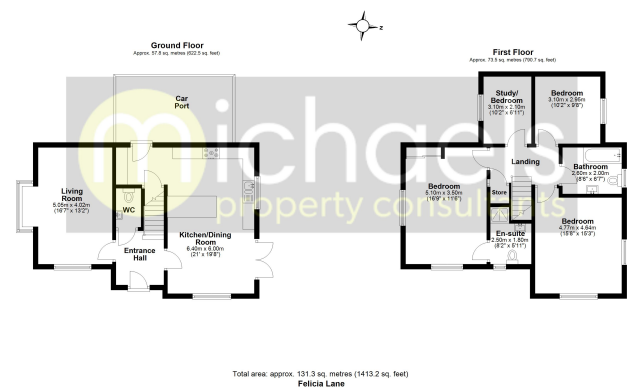
## Outside



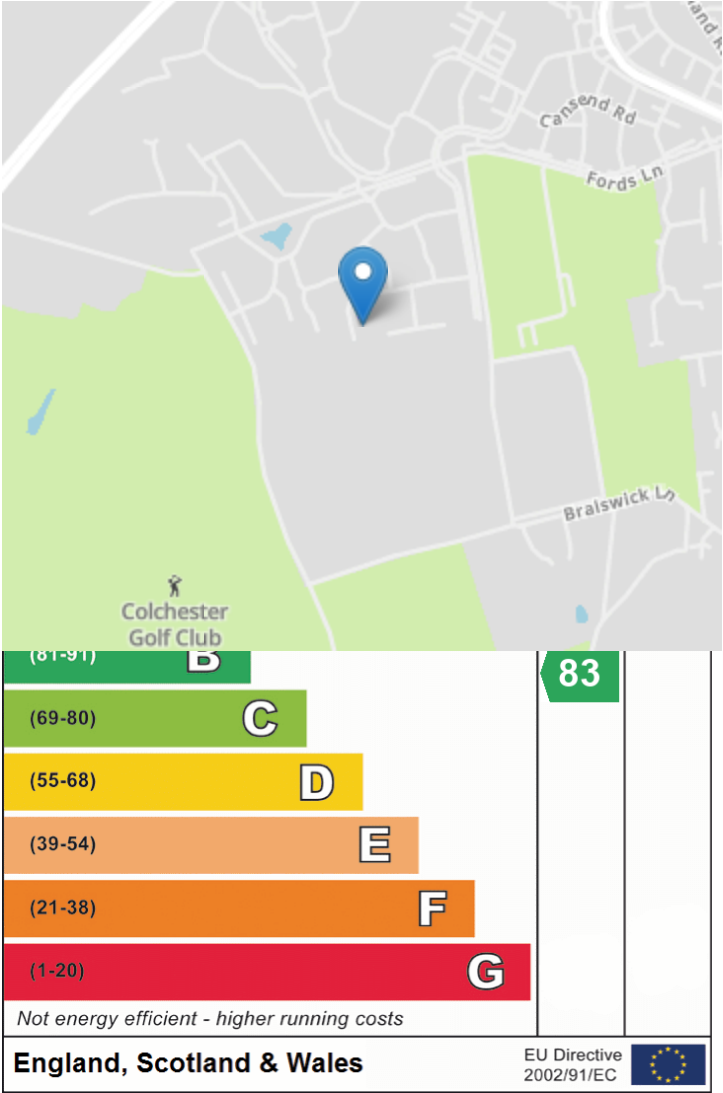
Externally, the property enjoys a manageable, low-maintenance garden with a patio area perfect for outdoor dining or relaxing. The remainder of the garden is mainly laid to lawn, enclosed by a combination of brick wall and panel fencing, with a useful garden shed to remain. Gated side access leads to a carport providing parking for multiple vehicles.

# Property Details.

## Floorplans



## 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.

