



- Positioned Favourably To The West Of Colchester's City Centre
- An Excellent Example Of A Three Bedroom Semi-Detached Family Home
- Off Road Parking On A Private Driveway
- Fully Converted Garage, Currently Functioning As A Gym
- Extended & Improved Throughout With Space In Mind
- Stunning Wren Kitchen, Fitted With Appliances
- Contemporary & Modern Finishes Throughout
- Landscaped Garden

## 17 Worthington Way, Colchester, Colchester, Essex. CO3 4LA.

An excellent example of an improved and extended three bedroom semi-detached family home, positioned West of Colchester's city centre and within moments of an array of schooling and useful shops, amenities and leisure facilities. It is served by an excellent bus network to Colchester's city centre and North Station, as well as within a short drive to the A12/A120 corridor to London. Presented to market in first class order, this deceptively spacious home offers modern and contemporary day living throughout and is ideal for the expanding family.



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# Property Details.

## Ground Floor

### Hallway

Main entrance door into hallway, tiled flooring, radiator, door to:

### Cloakroom

Low level W.C, vanity wash basin, round oval window, radiator.

### Living Room



18' 7" x 9' 7" (5.66m x 2.92m) UPVC window to front aspect, radiator, spot lighting, log burner, inset wood shelving, access into:

### Play Room



9' 2" x 6' 4" (2.79m x 1.93m) UPVC French doors into garden, Velux window, herringbone style flooring, doors into:

## Kitchen/Dining Area



21' 2" x 17' 8" (6.45m x 5.38m) Wren fitted kitchen with a full range of base and eye level units, cupboards and work surfaces, inset wine fridge, space for fridge/freezer, washing machine, dishwasher, electric induction hob with fan assisted ovens, spot lighting, central island/breakfast bar area, Velux windows to rear, bi folding doors to rear aspect, door into:

### Gym



13' 7" x 7' 5" (4.14m x 2.26m) UPVC window to front aspect, spot lighting.

## First Floor

### Landing

Access to loft hatch, door to:

# Property Details.

## Bedroom One



11' 3" x 9' 2" (3.43m x 2.79m) UPVC window to front aspect, radiator, built in sliding wardrobes, hanging pendant lighting.

## Bedroom Two



12' 6" x 7' 2" (3.81m x 2.18m) UPVC window to rear aspect, radiator.

## Bedroom Three

7' 10" x 6' 6" (2.39m x 1.98m) UPVC window to rear aspect, radiator.

## Bathroom



9' 5" x 7' 8" (2.87m x 2.34m) Low level W.C, vanity wash basin, panel bath with shower attached, chrome heated towel rail.

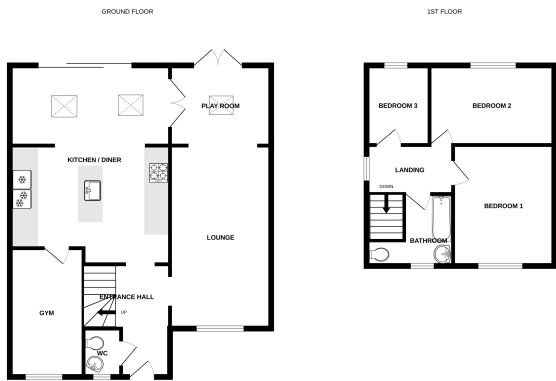
## Outside



Outside and accessed through the bi folding doors takes you into a landscaped garden, which again was upgraded by the current owners, featuring a large porcelain patio area, suitable for outside dining or entertaining. The remainder of the garden is laid to lawn and enclosed by panel fencing. To the front of the property offers a driveway for multiple vehicles.

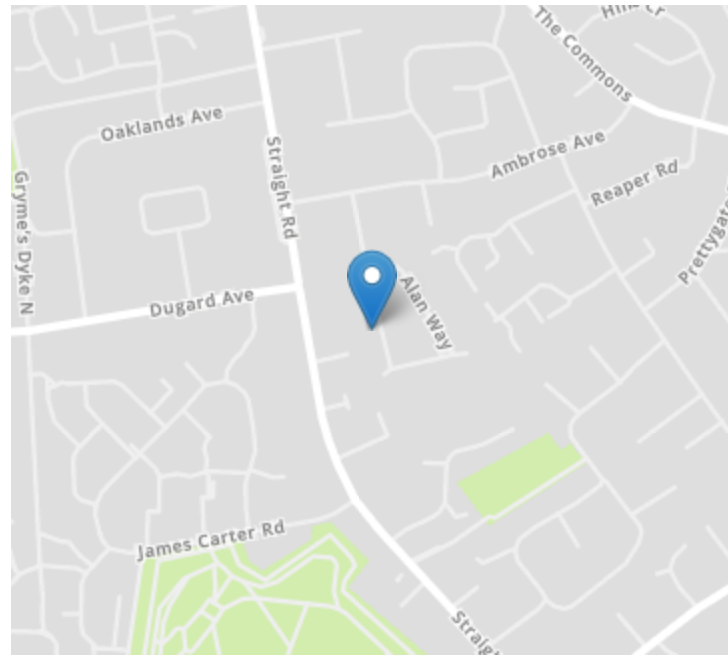
# Property Details.

## Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of blocks, fixtures, fittings and appliances have been approximate and not necessarily checked for any error or omission in the contract. The plans are to be read and understood only and should be used as a guide only. No responsibility is accepted for any error or omission in the contract. The agent is not responsible for any error or omission in the contract. Made with Mapbox 10/24

## 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.