



- Help To Buy Available
- Brand New Four Bedroom Detached Family Residence
- Exceptional Finish & Attention To Detail Throughout
- Open Plan High Specification Kitchen/Diner
- Large Reception Room With Box Bay Feature Window
- Four Double Bedrooms
- Family Bathroom & En Suite to Master

206 Mill Road, Mile End, Colchester, Essex. CO4 5JE.

HELP TO BUY AVAILABLE - This exceptional four bedroom detached residence has been constructed by local renowned developers and has been finished to a high standard, with attention to detail considered throughout. This family home is positioned favorably to the North of Colchester and is within striking distance of one of Colchester's most popular comprehensive Secondary Schools, The Gilbert. It is also set within moments of Colchester's Country Park (ideal for the avid dog walker) and within close proximity of Colchester's Several's Business Park and provides unrestricted access to the A12.



Property Details.

Entrance Hall

16' 8" x 4' 2" (5.08m x 1.27m) Composite entrance door to front aspect, inset LED spotlights, engineered wood flooring throughout, under floor heating, stairs to first floor, further doors to:

Living Room



13' 7" x 11' 0" (4.14m x 3.35m) UPVC box bay window to front aspect, UPVC window to side aspect, under floor heating, television points.

Downstairs Cloakroom

Low level W.C, tiled wall, wash hand basin with cupboard under, Porcelanosa tiled wall finish, under floor heating.

Utility Area

7' 4" x 3' 1" (2.24m x 0.94m) Wall mounted Vaillant Boiler, work surface with space under for washing machine, UPVC window to side aspect, under floor heating.

Kitchen-Diner



19' 0" x 13' 4" (5.79m x 4.06m) Kitchen comprising of a range of high gloss modern fitted base and eye level units with Quartz style working surfaces over, with soft closing draw units, integrated BOSCH double electric fan assisted oven, inset four ring electric hob with extractor fan over, integrated fridge/freezer, dishwasher, inset spotlights, inset stainless steel sink, drainer and mixer tap over, UPVC bi-folding doors to rear aspect (leading to a private landscaped rear garden), engineered wood flooring throughout, under floor heating, inset LED spotlights.

First Floor

First Floor Landing

Stairs to ground floor, airing cupboard with pressurised immersion system, further doors to:

Master Bedroom



11' 7" x 11' 3" (3.53m x 3.43m) UPVC window to front aspect, radiator, further door to:

Property Details.

Ensuite Bathroom



Tiled shower cubicle, vanity wash hand basin, inset LED spotlights, extractor fan, chrome wall mounted towel rail, Porcelanosa tiled finish

Bedroom Two



14' 2" x 9' 5" (4.32m x 2.87m) Radiator, UPVC window to front aspect

Bedroom Three

11' 3" x 10' 1" (3.43m x 3.07m) Radiator, UPVC window to rear aspect

Bedroom Four

9' 0" x 8' 8" (2.74m x 2.64m) UPVC window to rear aspect, radiator, loft access above

Family Bathroom



Family bathroom suite comprising of a panel bath with mixer taps, wash hand basin with tiled splash backs and cupboard under, chrome wall mounted towel rail, low level W.C, tiled wall and floor finish throughout, obscured UPVC window to front aspect

Garden & Parking

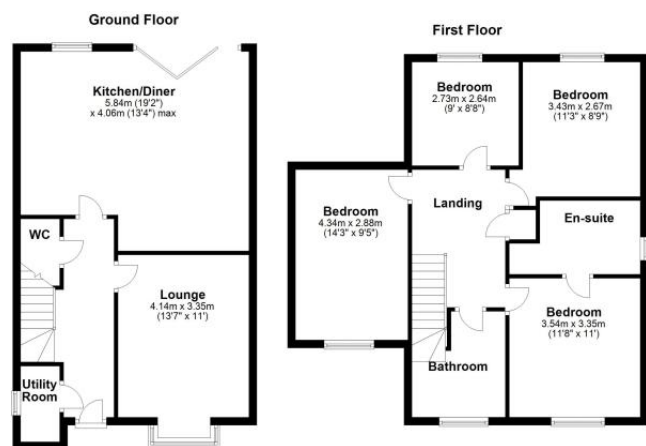


Accessible via bi-folding doors from the kitchen-diner is a private rear garden, divided over two levels. The garden has been meticulously landscaped and features an attractive block paved patio area, which wraps around the property and provides access to a private front driveway. The boundaries are formed by panel fencing.

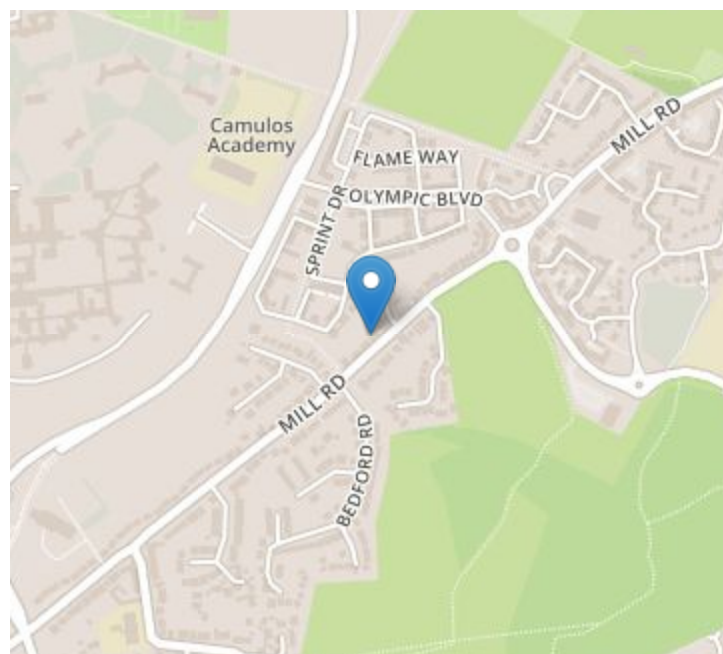
To the front of the property, off road parking for multiple vehicles can be found and it also benefits from a private car port.

Property Details.

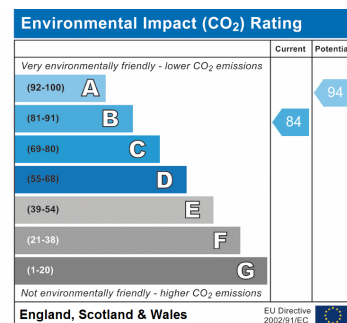
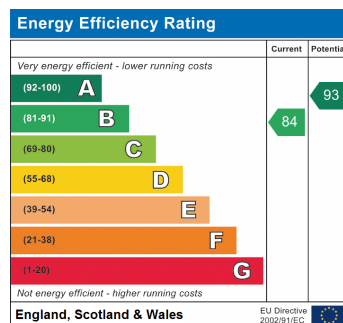
Floorplans



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.