



## 10 Hakewill Way, Mile End, Colchester, Essex. CO4 5GU.

**\*\*Guide Price £400,000- £425,000\*\*** Positioned pleasantly in a quiet corner of this development is this upgraded and beautifully presented four bedroom town house. This stunning home is presented to market in first class order by the current owners and highlights of this exceptional home included; its stunning kitchen-diner with wood work surfaces and benefiting from a range of integrated appliances and inset ceramic sink, utility and downstairs cloakroom, a well-proportioned reception room with dual aspect and feature fireplace, conservatory, four double bedrooms, two stylish bathrooms and complete with the added advantage of a generous enclosed private rear garden with raised decking area, detached garage and private off road parking.

- An Excellent Example Of A Four Bedroom Town House
- Benefitting From Newly Installed Windows, Doors & Luxury Of Window Shutters
- Vast Accommodation Evenly Distributed Across Three Floors
- Four Double Bedrooms
- Open Plan Kitchen-Dining Room
- Added Advantage Of A Conservatory/Lean To
- Impressive Reception Room With Dual Aspect Windows
- En-Suite & Tiled Family Bathroom
- Enclosed Rear Garden With Decking
- Private Off Road Parking & Garage



# Property Details.

## Ground Floor

### Entrance Hall

Tiled flooring, telephone point, radiator, stairs to first floor, smoke alarm, doors to:

### Living Room



19' 2" x 9' 11" (5.84m x 3.02m) laminate flooring, UPVC bay window to front and UPVC French doors to rear, feature fire place, TV and telephone points, two radiators.

### Kitchen/Diner



18' 9" x 16' 3" (5.72m x 4.95m) Tiled flooring, UPVC window to rear and bay window to front, two radiators, range of base and eye level units with solid wood working surfaces over, inset Baumatic microwave and Smeg electric oven, inset gas hob with extractor hood over, space for fridge/freezer, plumbing and electric installed for use of dishwasher, inset sink unit with drainer and mixer tap, tiled splash backs, TV point, UPVC French doors to:

## Conservatory



17' x 5' 7" (5.18m x 1.70m) Laminate flooring, UPVC windows to all aspects, electric wall mounted heater, UPVC doors to rear garden, TV point

## Utility

6' 7" x 4' 7" (2.01m x 1.40m) Base and eye level units with space for washing machine, inset sink unit with tap and drainer, tiled floor and splash backs, UPVC door to rear and window to side.

## Cloak Room

Low level WC, half tiled walls, tiled floor, floating wash hand basin, radiator, UPVC window to side.

## First Floor

### First Floor Landing

Stairs to second floor, radiator, smoke alarm.

## Bathroom



Tiled floor and walls, chrome heated towel rail, vanity wash hand basin with unit under, panel bath with screen and dual rain shower heads over, low level WC, Shaver point, illuminating demisting mirror to remain, UPVC window to rear, extractor fan

# Property Details.

## Bedroom Four

11' 4" x 10' (3.45m x 3.05m) UPVC window to front, radiator, cupboard, TV and Telephone point.

## Master Bedroom



12' 5" x 9' 5" (3.78m x 2.87m) UPVC window to front, radiator, cupboard, TV and Telephone point.

## En-Suite

Tiled floor and walls, vanity wash hand basin, low level WC, shower cubicle with dual rain shower heads, chrome heated towel rail, illuminating demisting mirror to remain, shaver point UPVC window to rear, extractor fan

## Second floor

### Second Floor Landing

Velux window to rear, smoke alarm, doors to:

## Bedroom Two



12' 9" x 10' 4" (3.89m x 3.15m) UPVC window to front and velux window to rear, radiator, Telephone and TV point.

## Bedroom Three



13' 2" x 9' 6" (4.01m x 2.90m) UPVC window to front and velux window to rear, radiator, Telephone and TV Point.

## Rear Garden

To the rear of the property there is an attractive garden with a section laid to lawn and part paved with a raised decking area providing the home owners with a fantastic out door dining area. There is a variety of mature shrubs and trees and also gate to the rear providing rear access. There is also access to the properties garage from the garden. The property has also benefits from the use of an outdoor tap.

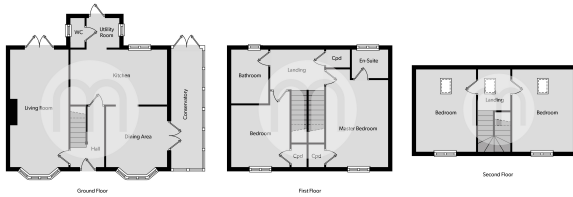
## Outside

To the front of the property there is a block paved driveway providing off road parking for two cars. There is also a garage to the rear of the property with parking for one car in an allocated parking space. The garage has full power and contains a strip light.

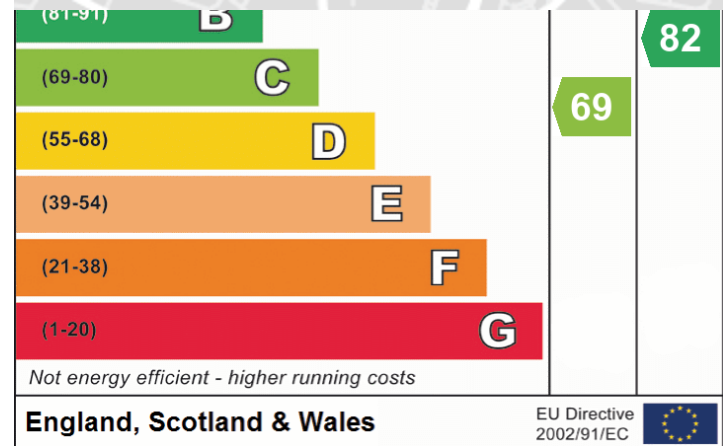
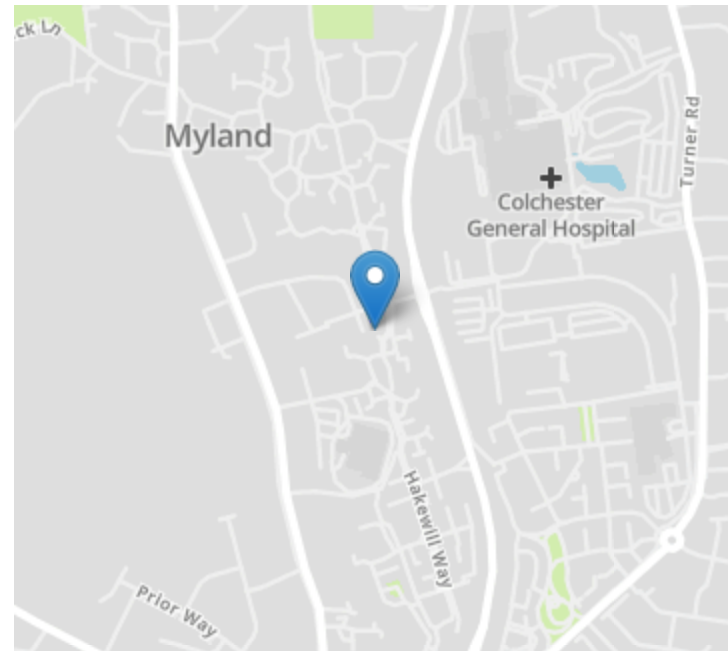
The property also benefits from an EV Charger.

# 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.