



- Beautifully Presented Modern Town House
- High Specification
- Three Double Bedrooms
- Stunning Master Suite with Dressing Area and En Suite
- Four Piece Family Bathroom
- Kitchen/Family Room with Utility Area
- Ground Floor Cloak Room
- Generous Rear Garden

24 Maplehurst Road, Colchester, Essex. CO4 6BQ.

Located to the North of Colchester with it's excellent links to the A12, Colchester North Station and Colchester Town Centre is this stunning three bedroom town house built by very reputable house builder Bloor Homes. The internal accommodation comprises of entrance hall, spacious living room with box bay window, kitchen/diner with Amtico flooring and high end appliances, utility area and ground floor cloakroom. The first floor benefits from two sizeable double bedrooms and family bathroom, with the top floor offering a impressive master sweet with triple built in wardrobes, dressing area and a en suite shower room.



Property Details.

Ground Floor

Entrance Hall

Stairs rising to first floor, radiator, door leading to;

Living Room



11' 7" x 14' 5" (3.53m x 4.39m) Box bay double glazed window to side aspect, double glazed window to front and side aspects, TV & phone points, generous under stairs storage cupboard, door to kitchen.

Kitchen/Diner



12' 6" x 11' 9" (3.81m x 3.58m) Double glazed window to side aspect, French doors leading to the rear garden, a range of wall and base units over an area of laminate work tops, stainless steel sink and drainer unit, integrated electric oven, electric induction hob with stainless steel cooker hood over, integrated fridge freezer, integrated dish washer, Amtico flooring, radiator, opening on to utility area housing the wall mounted boiler, integrated washer/dryer, door leading to cloak room.

Cloak Room

Low level WC, wash hand basin, radiator.

First Floor

Landing

Doors leading to;

Bedroom Two



10' 5" x 15' 4" (3.17m x 4.67m) Double glazed window to front aspect, built in storage cupboard, radiator.

Bedroom Three



8' 5" x 12' 8" (2.57m x 3.86m) Double glazed window to rear aspect, built in wardrobe, radiator, karndean flooring.

Property Details.

Family Bathroom



Double glazed window to rear aspect, low level WC, wash hand basin, panel bath with mixer taps, fully tiled double shower cubical, heated towel rail, shaver points, part tiled walls.

Second Floor

Bedroom One



22' 5" x 12' 7" (6.83m x 3.84m) Double glazed window to front aspect, stairs rising from the first floor, built in triple wardrobes, dressing area, radiator, door leading to en suite.

En Suite

Double glazed window to rear aspect, low level WC, vanity wash hand basin, double walk in shower cubical, heated towel rail, part tiled walls, shaver points.

Outside and Parking



To the rear the garden comprises of a decking area, landscaped lawn, garden tap, Italian paved tiles, enclosed by panel fencing, door leading to the garage and gate to the parking area.

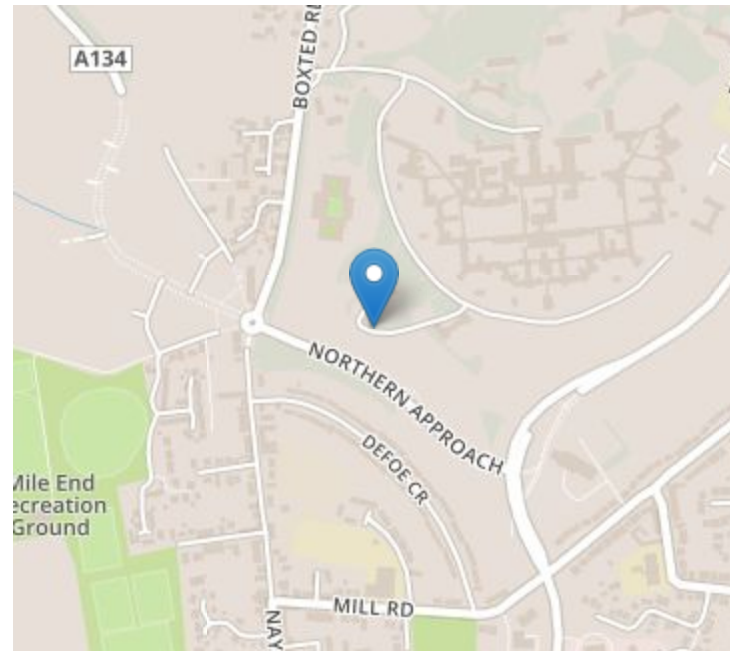
Garage

One and half length, up and over door, power and light connected.

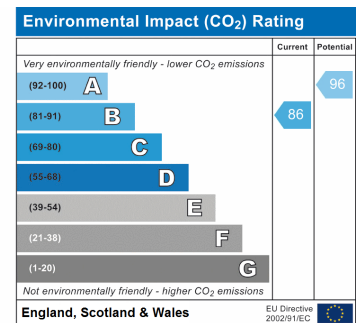
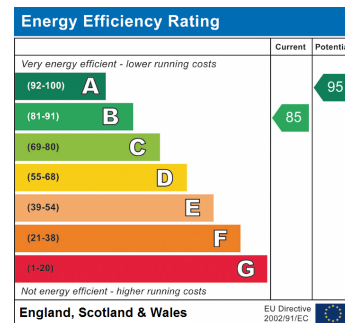
Property Details.

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.