



- GUIDE PRICE £375,000 - £400,000
- Spacious family Home
- Walk To The Town Centre
- Two Reception Rooms
- Modern Kitchen/Diner
- Five Double Bedrooms
- Three Bathrooms
- Attractive Rear Garden
- Allocated Parking And Two Garages

8 Fenwick Drive, Colchester, Essex. CO1 2TN.

GUIDE PRICE £375,000 - £400,000 Positioned in Central Colchester, within a short distance of Colchester's vibrant town centre and an array of excellent amenities such as a large Waitrose Supermarket, local bus transport links and Colchester's Hythe Train Station, offering links to London Liverpool street for the commuter, is this spacious five bedroom family home. Presented to the market in excellent order and offering an abundance of both living space throughout, highlights of this home include FIVE DOUBLE BEDROOMS, three bathrooms (one en-suite), two sizeable reception rooms and a modern kitchen/diner to the rear of the house.



Property Details.

Ground Floor

Entrance Hall

UPVC door and window to front aspect, wood floor, stair to first floor, large under stairs storage cupboard with light, double doors to living room, telephone point, radiator, inset coconut door mat, further doors to:

Living Room



13' 3" x 19' (4.04m x 5.79m) UPVC sash window to front aspect, UPVC retractable door to rear aspect (leading to rear garden), feature gas coal fireplace with marble hearth and mantle piece, inset spotlights, radiator x2, variety of communication points

Dining Room

11' 3" x 10' 4" (3.43m x 3.15m) UPVC sash window to front aspect, radiator

Downstairs Cloakroom

Wood floor, low level W.C with inset wall flush, half tiled walls, wall mounted wash basin, extractor fan, consumer unit

Kitchen/Diner



12' 1" x 15' 5" (3.68m x 4.70m) Karndean floor, variety of modern fitted base and eye level units with roll top working surfaces over, inset four ring gas hob with extractor fan over and tiled splash back inset sink, 1/2 sink and drainer with mixer tap, wine rack, inset electric fan assisted oven and grill, space for American fridge/freezer, radiator x2, integrated dishwasher and washing machine, UPVC windows to rear aspect and ceiling, down lighters and inset spotlights

First Floor

First Floor Landing

Stairs to second and ground floor, UPVC window to rear aspect, radiator, further doors to:

Master Bedroom



13' 4" x 11' 8" (4.06m x 3.56m) UPVC to rear aspect, radiator, walk in wardrobe, door to:

Property Details.

Ensuite Bathroom

Vinyl tiled floor, wall mounted wash basin, half tiled walls UPVC window to front aspect, double width shower cubicle, low level W.C with inset wall flush, chrome wall mounted towel rail

Family Bathroom

panel bath with shower attachment and screen, tiled walls, vinyl tiled floor, low level W.C with inset wall flush, wall mounted wash basin, chrome wall mounted towel rail, shaver point, inset spotlights, extractor fan

Bedroom Five

9' 6" x 15' 2" (2.90m x 4.62m) UPVC sash window to rear aspect, radiator

Bedroom Four

15' 7" x 8' 6" (4.75m x 2.59m) UPVC window to rear aspect, radiator

Second Floor

Second Floor Landing

Stairs to ground floor, further doors to:

Bedroom Two



15' 1" x 18' 1" (4.60m x 5.51m) UPVC front and rear aspect, radiator x2, custom wardrobes with down lighters, loft hatch above

Bedroom Three

13' 5" x 18' 1" (4.09m x 5.51m) UPVC to front and rear aspect, custom wardrobes to remain, radiator x2, variety of communication points

Shower Room

Shower cubicle, Low Level W.C with inset flush, wall mounted wash hand basin, radiator, extractor fan

Garden & Parking



To the rear of the property, accessible by both French doors from the kitchen/diner and retractable door of the living room, a large rear garden can be found, landscaped and finished to a beautiful standard by the current vendors. The garden features a block paved patio area and path leading to a raised decking area to the rear, suitable for an outdoor dining space/area. The remainder of the garden is laid to lawn and an array of mature shrubs, potted plants and hanging baskets can be found. The boundaries are formed by painted panel fencing and there is a garden shed to remain. There is a gate providing rear access to the property's parking area. The parking area features two garages, under a coach house, which belong to the property on a leasehold basis of 999 years from new, with a maintenance charge payable at £264 Per Annum (we do however advise any interested parties confirm this information with their legal representative). There is two allocated parking spaces, one in front of either garage, with further parking easily accessible on road for visitors.

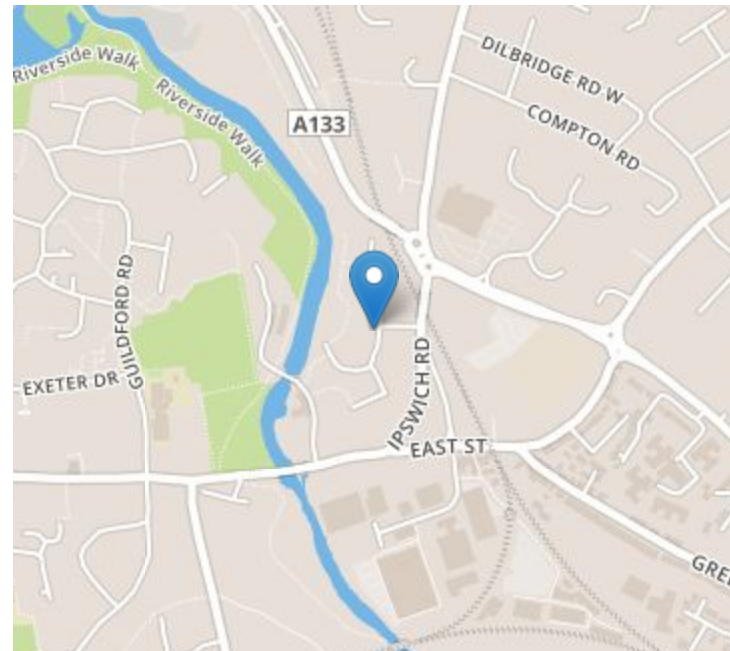
Agents Note

Please note the photos used within this marketing material were taken prior to the recent tenancy agreement.

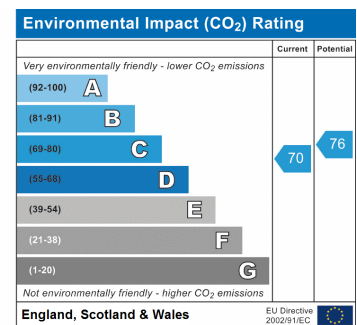
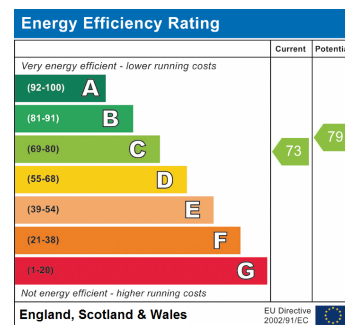
Property Details.

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.