



- A Stunning Town House
- Four Well-Proportioned Bedrooms
- Three Bathrooms And Downstairs Cloakroom
- Large Living Room
- Open Plan Kitchen/Diner With Utility Room
- Sun Trap Rear Garden
- Two Garages
- Walking Distance Of Colchester North Station

14 Groves Close, Colchester, Essex. CO4 5BP.

Guide Price: £400,000 - £425,000. Favourably positioned within minutes of Colchester's Mainline North Station is this superb four bedroom town house offering generous accommodation over three floors whilst being situated within seconds of a variety of excellent amenities and the Town Centre. Ideal for a professional couple and their growing family this home offers brilliant access to London with an easy commutes whilst residing within a small development in Colchester.



Property Details.

Ground Floor

Entrance Hall

With tiled floor, radiator, stairs rising to first floor, doors to;

Living Room



18' 3" x 10' 10" (5.56m x 3.30m) With double glazed sash window to front and side, double glazed window to rear, two radiators, feature fireplace, TV point.

WC

With tiled floor, radiator, wash hand basin, close coupled WC.

Kitchen/Diner



22' 8" x 9' 7" (6.91m x 2.92m) With double glazed sash window to front and rear, two radiators, tiled floor, a range of matching eye level and base units with drawers and worktops over, double oven with gas hob with extractor hood over, inset one and a half sink and drainer, integrated dishwasher.

Utility Room

9' 2" x 6' 8" (2.79m x 2.03m) With double glazed door to rear, a range of matching units, worktops with inset sink and drainer, understairs storage cupboard.

First Floor

Landing

With double glazed window to rear, radiator, stairs rising to second floor, doors to;

Master Suite



15' 4" x 10' 10" (4.67m x 3.30m) With double glazed sash window to front, double glazed window to side, radiator, built in wardrobe.

En-Suite Shower Room



With double glazed sash window to front, radiator, tiled floor, shower cubicle, wash hand basin, close coupled WC, part tiled walls.

Property Details.

Bedroom Three



10' 4" x 9' 7" (3.15m x 2.92m) With double glazed sash window to front, radiator, built in cupboard.

Bedroom Two



13' 10" x 10' 11" (4.22m x 3.33m) With double glazed window to front, two radiators, Velux window, built in cupboard.

Family Bathroom



With double glazed window to rear, radiator, panelled bath, close coupled WC, wash hand basin, part tiled walls, tiled floor.

Bedroom Four

9' 8" x 7' 1" (2.95m x 2.16m) With double glazed window to front, radiator, built in cupboard.

Shower Room

With tiled floor, close coupled WC, radiator, shower cubicle, wash hand basin, Velux window.

Outside

Gardens & Outside



Outside, the rear garden is enclosed by brick walling and is mainly laid to lawn with a garden shed to remain. To the side of the property you will find the detached garages, which provide off road parking. Groves close itself features a greensward which this property also fronts onto.

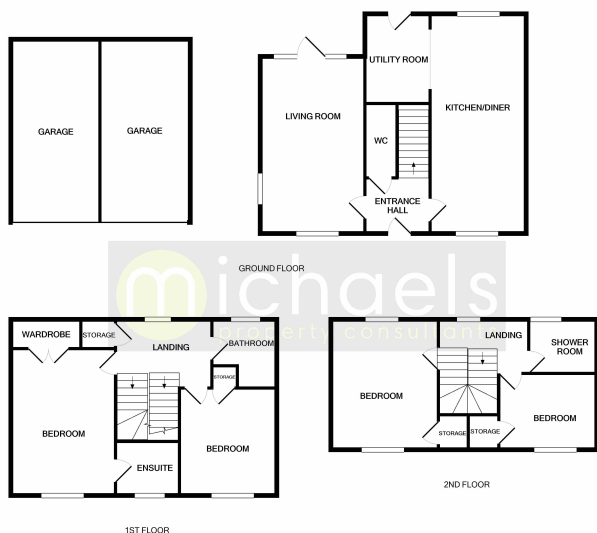
Second Floor

Second Floor Landing

With Velux window to rear, radiator, doors to;

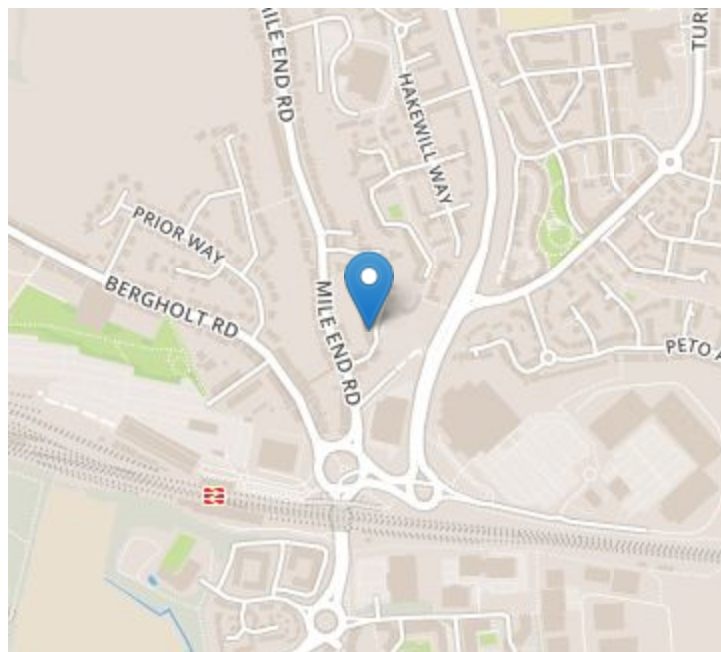
Property Details.

Floorplans

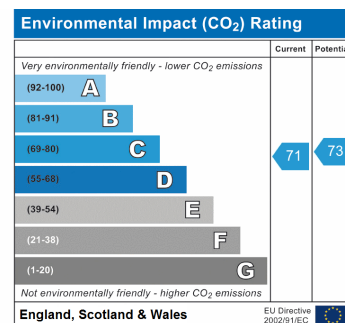
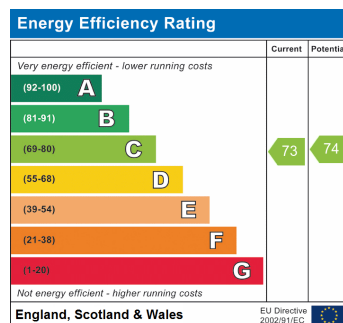


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency. See the guide to floor plans on page 10 of the guide to buying with Teleplus. 10/2022

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.