



- Versatile Accommodation Spread Across Three Floors
- En Suite To Master Bedroom
- Located In The Popular Braiswick Village
- Within Close Proximity To Town Centre & North Station
- Four Piece Bathroom
- Fully Enclosed Well Maintained Private Garden
- Garage & Off Road Parking For Two Cars
- Four Well Portioned Bedrooms
- A Spectacular Town House
- South After Location

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## 97 Apprentice Drive, Colchester, Essex. CO4 5SE.

Sitting proudly on the ever favourable 'New Braiswick' development lies this well-presented and cherished family home, within walking distance of Colchester's North Station (offering direct links to London Liverpool Street station) and local reputable comprehensive schooling. Location here is key, as this home is also within moments of Turner Rise Retail Park & Colchester's city centre. Having undergone a programme of renovation and modernisation in its much cherished ownership, this versatile home boasts a wealth of living and bedroom space throughout, with key highlights comprising of, an L-shaped kitchen/dining area with an adjoining conservatory/sun room, a spacious reception room, four sizeable bedrooms and a modern four piece family bathroom suite.



# Property Details.

## Ground Floor

### Entrance Hall

14' 9" x 6' 6" (4.50m x 1.98m) Entrance door to front aspect, access to:

### Reception Room



14' 5" x 11' 9" (4.39m x 3.58m) Focal bay window to front aspect, radiator, variety of communication points throughout.

An incredibly spacious room, flooded with natural light. The living is both practical and stylish.

### Kitchen/Dining Room



18' 10" x 14' 9" (5.74m x 4.50m) A stunning open plan kitchen/dining room comprising of; a range of fitted base and eye level units with work surfaces over, inset sink, drainer and taps over, inset hob with extractor fan over and stainless steel splashback, inset cooker and grill, dishwasher, fridge/freezer, tiled splashback, feature downlighters (subject to negotiation), inset spotlights, UPVC windows to rear aspect, open plan to:

The contemporary dining area leads onto a garden room, that overlooks a remarkable sunny garden. The garden room features UPVC glazed windows to side and rear aspect and further UPVC patio doors, providing access to the rear garden.

### Downstairs Cloakroom

Downstairs cloakroom comprising low level WC, basin and obscured window.

### First Floor

### First Floor Landing

UPVC window to front aspect, radiator.

### Master Bedroom



13' 9" x 12' 2" (4.19m x 3.71m) Into bay window, built in wardrobes, door to En suite:

### En Suite



Shower cubicle with glass sliding door, low level W.C, modern vanity unit with ceramic sink, tiled walls and flooring, chrome heated towel rail, extractor fan.

### Bedroom Two

11' 7" x 8' 7" (3.53m x 2.62m) UPVC window to rear aspect, radiator.

# Property Details.

## Bathroom



8' 6" x 6' 6" (2.59m x 1.98m) Four piece family bathroom suite, comprising of a low level W.C, vanity wash basin, shower cubicle, panelled bath, obscured window, extractor fan.

## Second Floor

### Landing

Access to loft hatch, Velux window to front aspect, airing cupboard housing water cylinder, door to cloakroom:

### Cloakroom

Low level W.C, vanity wash basin, radiator, tiled flooring, extractor fan.

### Bedroom Three



12' 2" x 11' 9" (3.71m x 3.58m) UPVC window to rear aspect, radiator, eves storage cupboard, separate door to landing with doors to bedroom four.

### Bedroom Four

12' 2" x 7' 2" (3.71m x 2.18m) UPVC window to front aspect radiator, twin doors going into adjoining bedroom, separate access to landing.

## Outside, Garden, Garage & Parking



Outside, this beautiful home is further enhanced by a well manicured, private rear garden. The garden features a well-proportioned patio area, ideal for al-fresco dining and seating area. The remainder is predominantly laid to lawn and benefits from a range of mature shrubs, plants and hedges throughout. There is an additional area to the rear, laid with decking.

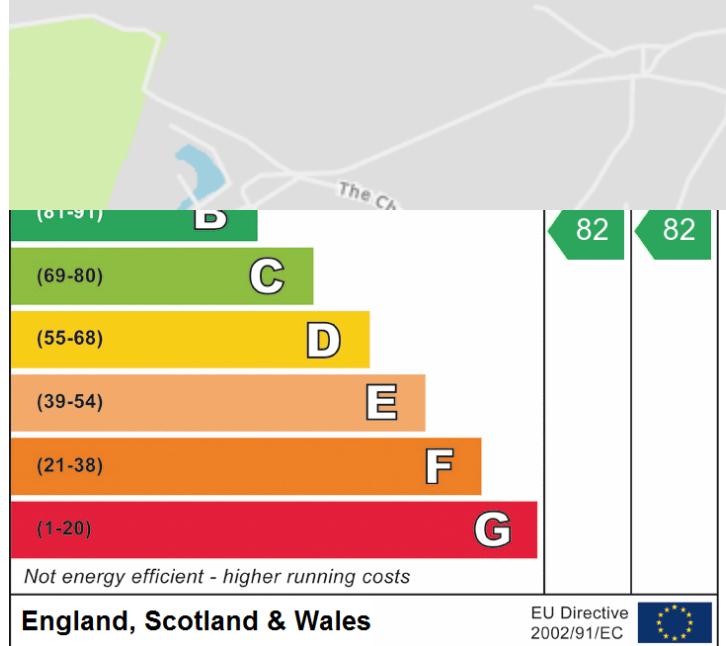
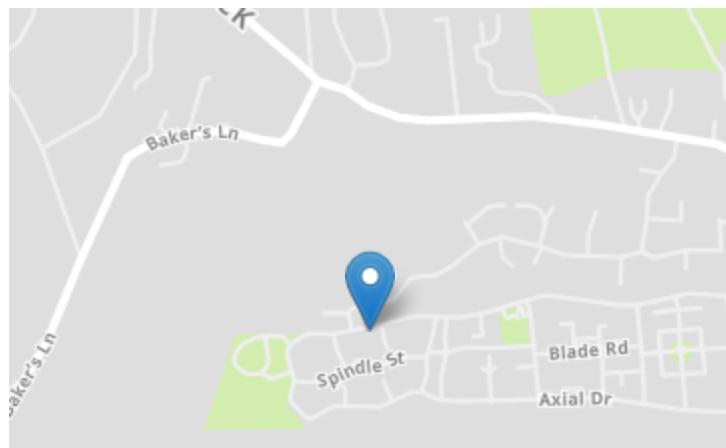
To the front, off road parking is offered on a private driveway for multiple vehicles and there is the added benefit of a garage. There is secure gated side access also.

# 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.