



- Detached Residence
- Popular Braiswick Area To The North Of Colchester
- Tucked Away At The End Of Cul-De-Sac
- Five Bedrooms
- Open Plan Kitchen/Diner
- Two Luxury En-Suites And Family Shower Room
- Generous Wrap Around Garden
- Large Driveway Providing Parking For Numerous Cars
- Fully Refurbished & Decorated Throughout

## 5 Anemone Court, Braiswick, Colchester, Essex. CO4 5UJ.

Tucked away at the end of a quiet cul-de-sac in the highly desirable area of Braiswick to the north of Colchester - is this five bedroom detached residence which has been fully refurbished to a high standard throughout and offers generous accommodation approaching 2000sqft in total. Braiswick is a highly sought after area in Colchester and offers any prospective purchaser brilliant access to excellent local schools, the A12 and for the avid golf player an exceptional tree lined 18 hole golf course on your doorstep - a superb location for the growing family.





# Property Details.

## Ground Floor

### Entrance Hall

8' 9" x 5' 9" (2.67m x 1.75m) With radiator, opening to kitchen and into inner hall.

### Inner Hall/Study Area

11' 11" x 9' 8" (3.63m x 2.95m) With UPVC double glazed window to side, UPVC floor to ceiling window to side, radiator, stairs rising to first floor, double doors to lounge, space for a potential office, door to utility room, storage cupboard.

### WC

With UPVC window to front, wash hand basin, close coupled WC.

### Living Room



18' 11" x 11' 0" (5.77m x 3.35m) With UPVC double glazed window to rear, radiator, open to kitchen, open to rear porch.

### Rear Porch

With UPVC window to side, French doors to garden, door to;

### Bedroom Five

10' 4" x 8' 4" (3.15m x 2.54m) With UPVC window to rear, radiator.

## Open Plan Kitchen/Diner



23' 5" x 16' 6" (7.14m x 5.03m) With UPVC window to triple aspect, French doors to garden, two radiators, a contemporary fitted kitchen with a range of matching units and integrated appliances.

## First Floor

### Landing

With doors to;

### Bedroom One



17' 8" x 16' 6" (5.38m x 5.03m) With UPVC windows to rear and side, radiator, door to;

# Property Details.

## En-Suite One



A luxury four piece en-suite bathroom with UPVC window to rear, enclosed cistern WC, his & hers wash hand basin, enclosed shower cubicle, panelled bath with shower screen, chrome heated towel rail.

## Bedroom Two



11' 11" x 8' 8" (3.63m x 2.64m) With UPVC window to front, radiator, built in cupboard, door to;

## En-Suite Two

With window to front, close coupled WC, enclosed shower cubicle, wash hand vanity basin.

## Bedroom Three



12' 2" x 11' 11" (3.71m x 3.63m) With UPVC window to rear, radiator, built in alcove ideal for storage.

## Bedroom Four

8' 4" x 8' 1" (2.54m x 2.46m) With window to rear, radiator, built in cupboard.

## Shower Room

With two UPVC windows to front, close coupled WC, wash hand vanity basin, enclosed shower cubicle, part tiled walls.

## Outside

### Rear Garden



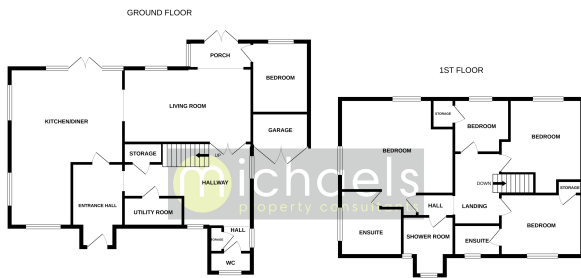
To the rear the property enjoys a generous private rear garden which has been landscaped and will be finished with new turf. The garden is enclosed by new panel fencing with gated side access.

### Front Driveway

A block paved drive leads to a large shingle area providing ample off road parking. There is also a further driveway adjacent to the property in front of the part garage.

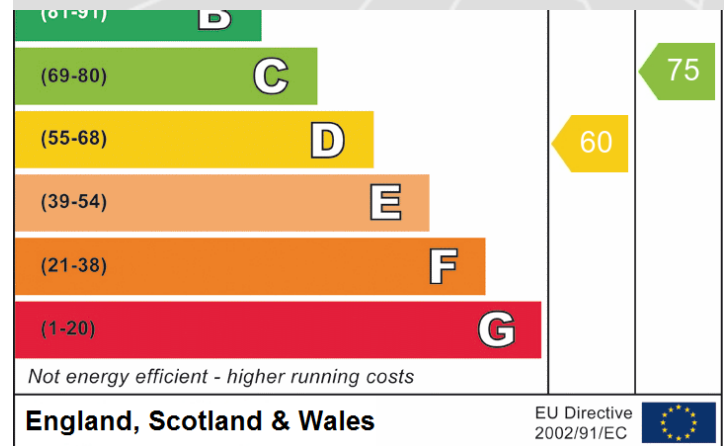
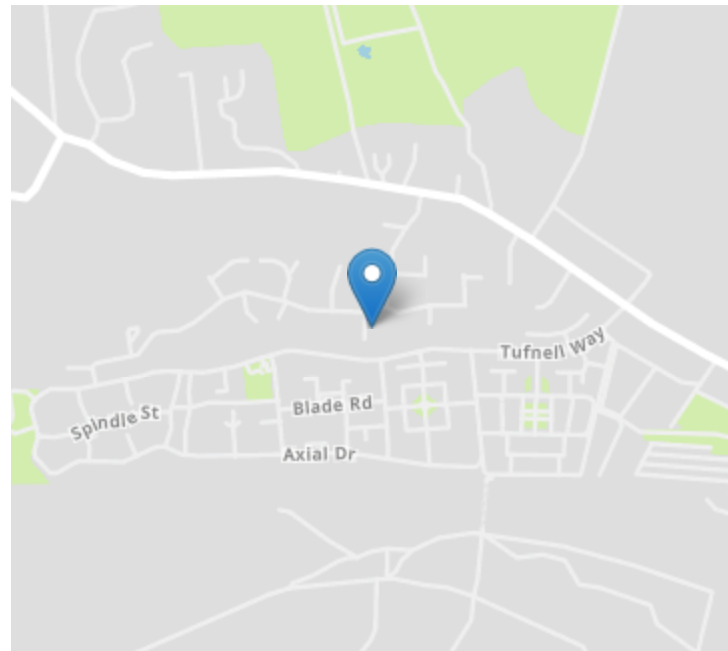
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, areas, volumes and other data are not guaranteed and are approximate. It is advised that you should verify the accuracy of the information provided in this document by a professional surveyor. The services, appliances and fixtures shown here have not been tested and no guarantee is given for their operation or performance. Michael's Property Consultants Ltd

## 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.