

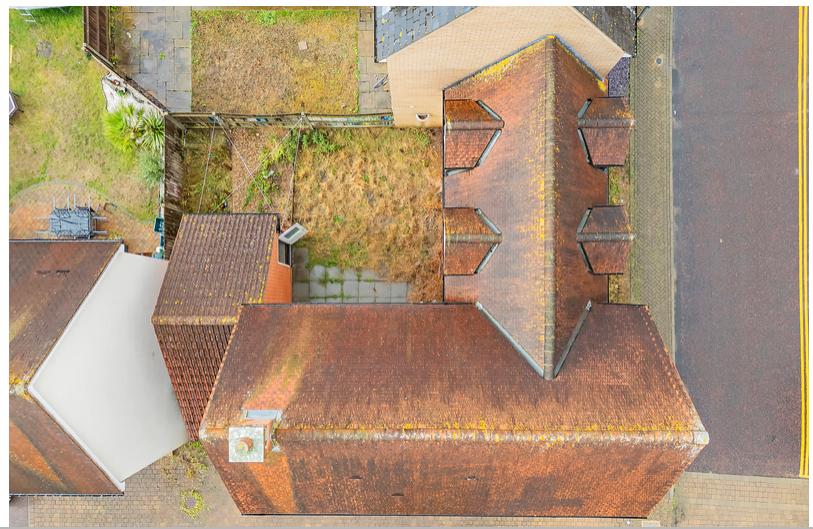


- Four Bedroom Linked-Detached Family Home
- Entrance Hall With Downstairs Cloakroom
- Kitchen & Utility Room
- Two Reception Rooms
- Four Well-Proportioned Bedrooms
- En-Suite Shower Room To Master Bedroom
- First Floor Family Bathroom
- Enclosed Rear Garden, Parking & Driveway
- Offered With No Onward Chain

Call to view 01206 576999 

## 6 James Parnell Drive, Colchester, Essex CO2 8WR.

James Parnell Drive, Colchester – South Colchester CO2 – Spacious four-bedroom link-detached home, offered with no onward chain, ideally located in South Colchester. Close to a range of amenities including shops, nurseries, and schools, as well as excellent bus links to the city centre. Perfect for families and dog walkers, with easy access to Friday Wood and Mersea Island. The property features an inviting entrance hall, ground floor cloakroom, two versatile reception rooms, a well-equipped fitted kitchen with ample storage, and a luxury utility room. Upstairs offers four well-proportioned bedrooms, including a master with en-suite, plus a modern family bathroom.



# Property Details.

## Ground Floor

### Entrance Hall

### Cloakroom

### Dining Room



14' 10" x 10' 3" (4.52m x 3.12m)

### Living Room



22' 4" x 13' 1" (6.81m x 3.99m)

## Kitchen



14' 10" x 15' 9" (4.52m x 4.80m)

### Utility Room

6' 4" x 6' 6" (1.93m x 1.98m)

## First Floor

### Landing

### Master Bedroom



14' 10" x 10' 2" (4.52m x 3.10m)

# Property Details.

## EnSuite



## Bedroom Four



## Bedroom Two



12' 4" x 10' 0" (3.76m x 3.05m)

## Bedroom Three



14' 10" x 8' 8" (4.52m x 2.64m)

## Bathroom



11' 8" x 6' 0" (3.56m x 1.83m)

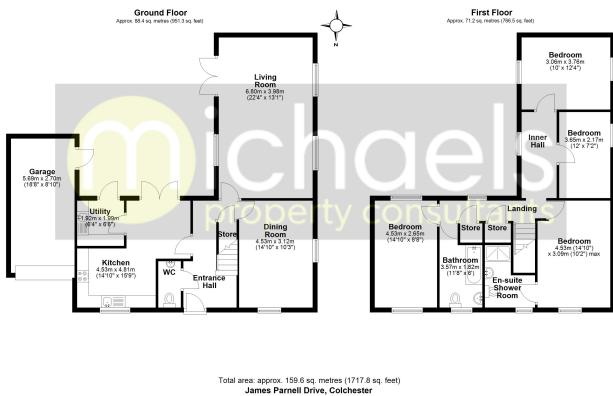
## Outside

## Garage

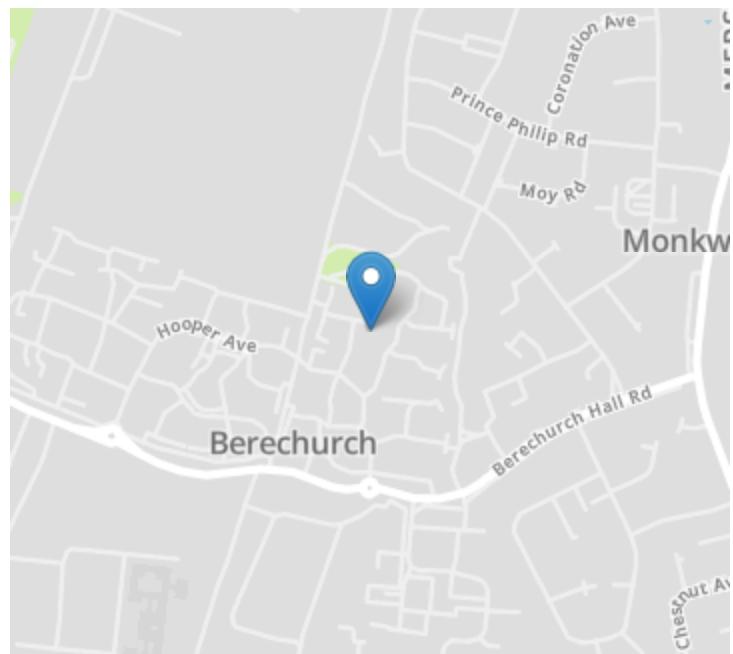
18' 8" x 8' 10" (5.69m x 2.69m)

# 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.