



- Exceptional Three Bedroom Link-Detached Residence
- Residing On The Highly Desirable Chesterwell Development, North Colchester
- Contemporary & Modern Finishes Throughout
- Constructed To The Highest Of Standards By Reputable Local Developers
- NHBC Guarantee Remaining
- Moments From An Array Of Schooling & Amenities
- En-Suite & Seperate Family Bathroom
- Sizeable Private Rear Garden & Benefiting From Off Road Parking
- Early Enquiries Encouraged To Prevent Disappointment

No.8 Redora Lane, Chesterwell, Colchester, Essex. CO4 6DP.

Meticulously constructed by renowned local developers Mersea Homes, originally established in 1947 and who have forever prided themselves on building property to the highest of standards and finishing their homes with enviable specifications, sits this exceptional three bedroom semi-detached home. Modern day living awaits with the ground floor accommodation commencing with an entrance hall and added benefit of a downstairs W.C and a contemporary 'L-Shape' kitchen, dining & reception area. As the focal point of this home, it makes the ideal entertaining, social and hosting space. The first floor accommodation features two exceptional double bedrooms and sizeable third bedroom. The master bedroom is flooded with natural light, featuring dual aspect windows and benefits from an en-suite shower room. There is also a seperate family bathroom suite.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

15' 4" x 6' 5" (4.67m x 1.96m) UPVC entrance door to front aspect, UPVC window to side aspect, stairs to first floor, wood effect LVT floor, doors to:

Downstairs W.C

W.C, radiator, wood effect LVT flooring, hand wash basin

Reception Room/Kitchen/Dining Space



Kitchen-16' 9" x 8' 2" (5.11m x 2.49m) Modern fitted kitchen comprising of high gloss base and eye level fitted units with wood effect work surfaces over, inset four ring electric hob with extractor over and white brick tiled splashback, wood effect LVT flooring, inset sink, drainer and mixer tap over, inset electric fan assisted oven and grill, space under counter for washing machine/further appliance, integrated fridge/freezer, inset spotlights, UPVC window to front aspect, open plan to:

Living Room - 15' 2" x 11' 5" (4.62m x 3.48m) UPVC windows and french doors to rear aspect, radiator, communication points

First Floor

Landing

Access to loft hatch which is part boarded, airing cupboard housing water cylinder, separate storage cupboard.

Master Bedroom



16' 9" x 10' 2" (5.11m x 3.10m) UPVC windows to front and rear aspect, built in wardrobes, radiator, door to:

En Suite



6' 8" x 6' 4" (2.03m x 1.93m) 1/2 tiled walls, tiled floor, walk in shower cubicle with drench rain head and tiled wall finish, pedestal hand wash basin, chrome wall mounted towel rail, shaver point, UPVC window to rear aspect.

Property Details.

Bedroom Two



15' 2" x 9' 5" (4.62m x 2.87m) UPVC windows to front aspect, radiator, alcove for wardrobe space.

Bedroom Three



10' 2" x 8' 5" (3.10m x 2.57m) UPVC window to rear aspect, radiator.

Family Bathroom



8' 4" x 6' 2" (2.54m x 1.88m) Family bathroom suite comprising of tiled floor, panel bath with shower attachment and screen over, tiled walls, inset spotlights, pedestal hand wash basin, extractor fan, obscured window to side aspect.

Outside, Garden & Parking



This exceptional family home comes complete with a generous and private rear garden, commencing with a spacious patio area, suitable for outdoor seating furniture, BBQ's and al-fresco dining. There is the benefit of a garden shed and the remainder of the garden is laid to lawn with panel fencing forming the properties boundaries.

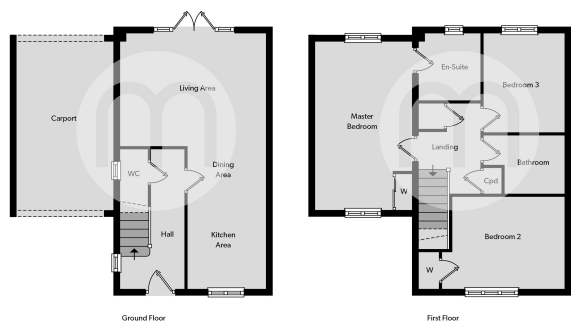
Timber double gates provide secure off road parking, under a carport for 2/3 vehicles, with further parking easily accessible on road for residents and visitors alike.

Agents Note

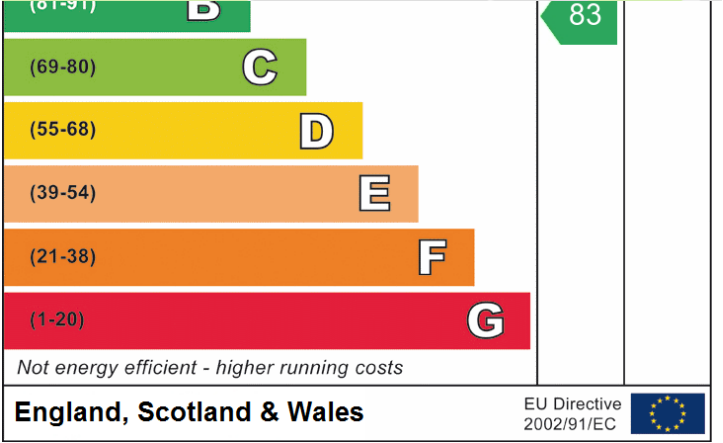
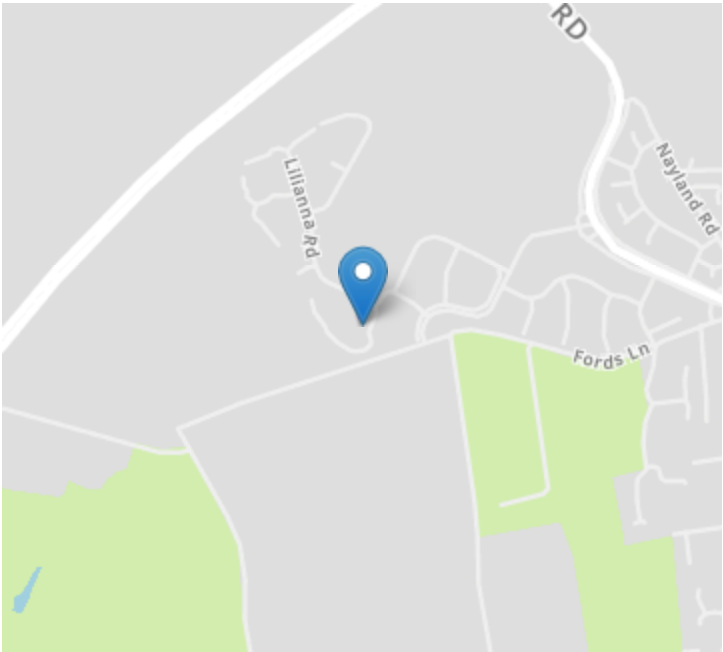
We understand there is a small estate charge payable per annum, which contributes to the upkeep of the communal green areas, amenities and services. This is a common set up for recently constructed developments and we strongly advise that all interested parties, confirm the charge payable with a consultant at the early stage of their enquiry & again at the early stage of their conveyance, with their respective legal representative.

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.