



## 158 Mill Road, Mile End, Colchester, Essex. CO4 5LP.

Extended, improved and upgraded to an exceptional standard throughout this incredible four bedroom, three bathroom semi-detached home is positioned in a prime North Colchester position and presented to the open market in turnkey order. This family home is situated within easy reach of an array of favourable primary and secondary schooling, with The Gilbert School residing near by and recently rated 'Outstanding' by Ofsted. It also is within moment of Colchester's eagerly anticipated Northern Gateway, home to an array of excellent amenities and leisure facilities, ranging from cinema, well established eateries and a premium health club. Finally, it also served an excellent bus network to Colchester's North Station (offering direct links to London Liverpool Street Station).



- An Exceptional Extended & Improved Four Bedroom Semi-Detached Home
- Prime North Colchester Position & Within Close Proximity Of The Gilbert Secondary School
- Four Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Focal Kitchen-Diner With Bi-Folding Doors
- Luxury First Floor Bathroom
- Master Bedroom Formed By A Loft Conversion With En-Suite Shower Room
- Most Impressive Of Rear Gardens Backing On To Allotments
- Off Road Parking On A Private Driveway

Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

### Reception Room



11' 3" x 11' 9" (3.43m x 3.58m)

### Ground Floor Shower Room



### Play Room/Snug/Formal Dining Room



11' 3" x 14' 7" (3.43m x 4.45m)

## Kitchen-Diner



23' 5" x 9' 9" (7.14m x 2.97m)

## First Floor

### First Floor Landing

### Bedroom Two



11' 3" x 9' 9" (3.43m x 2.97m)

### Bedroom Three



7' 7" x 9' 9" (2.31m x 2.97m)

# Property Details.

Bedroom Four



7' 11" x 7' 10" (2.41m x 2.39m)

First Floor Family Bathroom



Second Floor

Master Bedroom



18' 4" x 15' 0" (5.59m x 4.57m)

En-Suite Shower Room



Outside

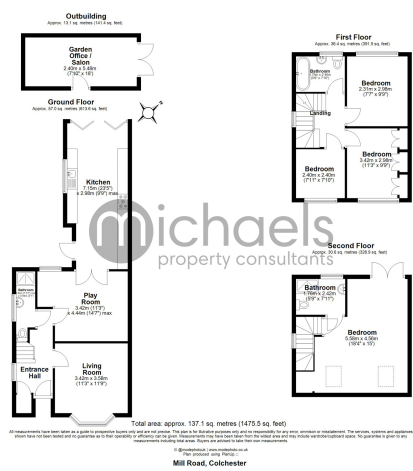
Garden



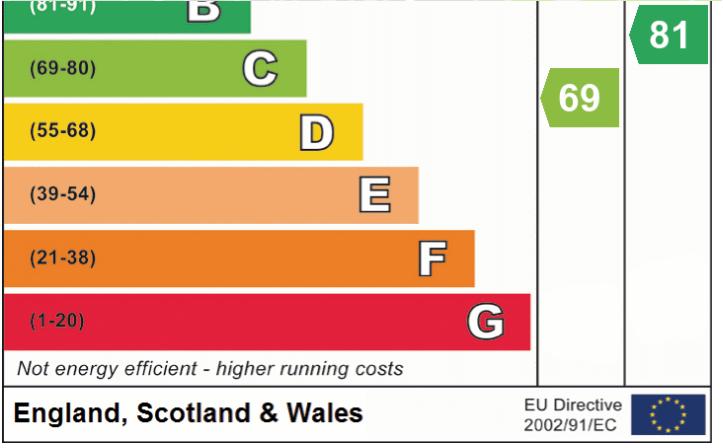


# Property Details.

## 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.

