



- Detached House With Views Over Colchester Rugby Club
- Contemporary Town House Offering Ample Living Accommodation
- Four Bedrooms With Two En-Suites
- Sizeable Double Aspect Living Room
- Kitchen/Diner
- Large Gated Carport
- Garden And Roof Terrace
- Close To The A12 And Mainline Train Station

### 19 Flame Way, Colchester, Essex. CO4 5WU.

Built by renowned national house builder 'Crest Nicholson' famous for their high specification and eco homes, this exceptional four bedroom detached property boasts a fantastic amount of living and bedroom accommodation across three floors. Positioned to the North Of Colchester with stunning views over Colchester Rugby Club and easy access of the A12 and Colchester's Northern Gateway, Colchester's North Station with direct links to London Liverpool Street, as well as excellent access to a variety of excellent comprehensive primary and secondary schooling, it makes the perfect family home.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

With radiator, stairs to first floor and doors to;

### WC/Utility Room

Low level WC, wash hand basin, space for washing machine, cupboard housing boiler and obscured double glazed window.

### Lounge



15' x 13' 4" (4.57m x 4.06m) Large lounge with plenty of natural light with two radiators, inset fireplace and two double glazed windows to front and side.

### Kitchen/Diner



17' x 14' (5.18m x 4.27m) Open plan stylish kitchen/diner featuring a range of base and eye level units, integrated fridge/freezer, double oven, dishwasher and a one and a half stainless steel sink bowl with drainer. The kitchen also has a four ring gas hob with extractor above, double glazed French doors to garden, downward lighting to ceiling with wooden flooring and a storage cupboard.

## First Floor

### Landing

Storage cupboard, double glazed window to rear, loft access and doors to;

### Bedroom One



16' 5" x 10' 7" (5m x 3.23m) radiator, built in wardrobes with doors to;

### Roof Terrace



Beautifully sized roof terrace with views onto the green.

# Property Details.

## En-Suite One



Low level WC, wash hand basin, walk in shower with guard, obscured double glazed window to front and part tiled to walls.

## Bedroom Three

11' 5" x 9' 1" (3.48m x 2.77m) Double glazed window to front and radiator.

## Bedroom Four

7' 9" x 6' 10" (2.36m x 2.08m) Double glazed window to rear and radiator.

## Bathroom

Low level WC, wash hand basin, panelled bath with shower over, radiator, downward lighting to ceiling, part tiled to walls and wooden flooring.

## Second Floor

### Second Floor

Door to;

## Bedroom Two



15' 9" x 12' 5" (4.8m x 3.78m) Double glazed window to front with brilliant views over Colchester Rugby Club field, built in wardrobes, radiator storage cupboard and door to;

## En-Suite Two

Low level WC, wash hand basin, walk in shower with guard, velux double glazed window, wooden flooring and radiator.

## Outside

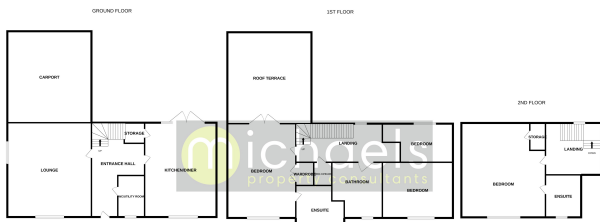
### Rear Garden & Carport



The property occupies a favourable position within this desirable development and arguably has one of the best outlooks. It features secure car port parking, accessible and secured by handsome cast iron gates. The garden features a small patio area, with the remainder laid to lawn and a garden shed.

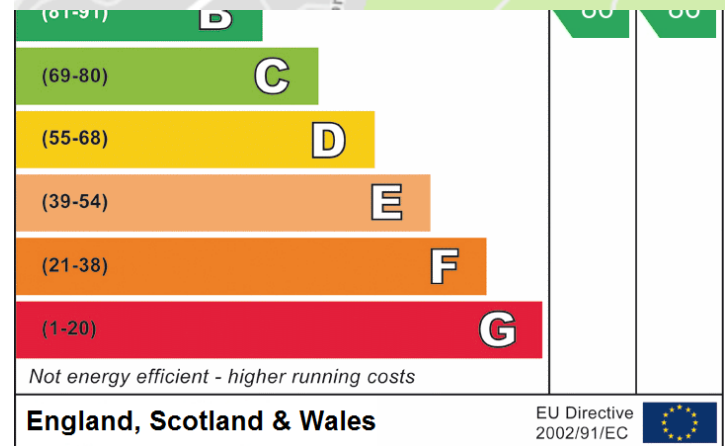
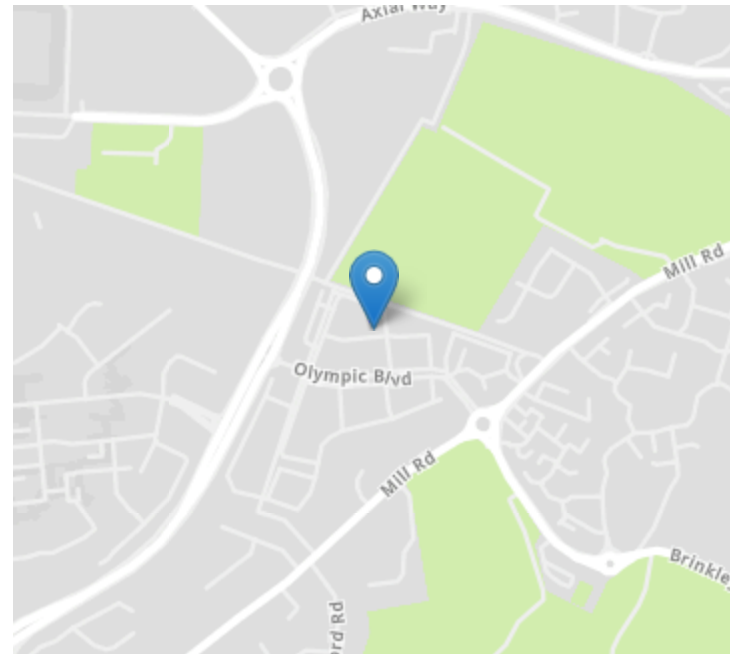
# Property Details.

## Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. They plan is to be used as a guide only and should not be relied upon for any professional purposes. The accuracy, content and applicability of the plan is not guaranteed or warranted. Made with Metron 2020

## 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.