



- Stunning Four Bedroom Detached Residence
- Beautifully Presented Throughout
- Two Reception Rooms
- Fabulous Kitchen/Breakfast Room
- Four Generous Bedrooms
- Two Bathrooms
- Driveway & Garage
- Beautiful South Facing Rear Garden

4 Thracian Close, Colchester, Essex. CO2 9RN.

An exceptional four bedroom detached residence situated in a quiet cul de sac position within this ever sought after development, within close proximity to the Town, A12 and excellent local schools. The property has been improved and beautifully maintained by the current owners over time and boasts an array of spacious and well presented accommodation throughout, ideal for the growing family. Key highlights include an impressive entrance hall, two sizeable reception rooms, a fabulous re-fitted kitchen/breakfast room, four generous bedrooms and two bathrooms.



Property Details.

Ground Floor

Entrance Hall

Amtico flooring, radiator, storage cupboard, staircase to first floor, doors to:

Cloakroom

Amtico flooring, radiator, low level WC, vanity hand wash basin with storage cupboard under, UPVC window to front.

Living Room



16' 1" x 13' 2" (4.90m x 4.01m) Radiator, UPVC window to front, gas fireplace with stone heath and oak mantle, under stairs storage cupboard, opening to:

Dining Room



11' 1" x 9' 8" (3.38m x 2.95m) Laminate flooring, radiator, UPVC patio doors to rear, door to:

Kitchen/Breakfast Room



14' 9" x 11' 1" (4.50m x 3.38m) Vinyl flooring, feature contemporary radiator, re-fitted range of base and eye level units with working surfaces to side and tiled splash backs, built in Neff electric stainless steel double oven and gas hob with extractor hood above, space for fridge/freezer, washing machine and dishwasher, inset sink unit with right hand drainer, UPVC window and door to rear, inset spotlights.

Landing

Landing

Loft hatch, airing cupboard, doors to:

Bedroom One



12' x 9' 8" (3.66m x 2.95m) Radiator, UPVC window to front, wall to wall built in mirror fronted sliding wardrobes, door to:

Property Details.

En-Suite



Karndean flooring, radiator, tiled walls, enclosed cistern WC, wash hand vanity basin, walk in shower cubicle with fully tiled surround and wall mounted power shower, UPVC window to side, extractor fan, heated towel rail.

Bedroom Two



11' 2" x 9' 3" (3.40m x 2.82m) Radiator, UPVC window to rear, laminate floor.

Bedroom Three



9' 9" x 8' 8" (2.97m x 2.64m) Vinyl flooring, radiator, UPVC window to rear, built in sliding wardrobes.

Bedroom Four

11' 5" x 6' 9" (3.48m x 2.06m) Radiator, UPVC window to front.

Bathroom



Vinyl flooring, radiator, half tiled walls, low level WC, pedestal hand wash basin, panel bath with fully tiled surround and wall mounted power shower, UPVC window to rear, extractor fan.

Outside

To the front of the property there is a private driveway providing off road parking for two cars, this leads to an integral garage. There is also a small garden which is laid to lawn and a gate providing secure side access.

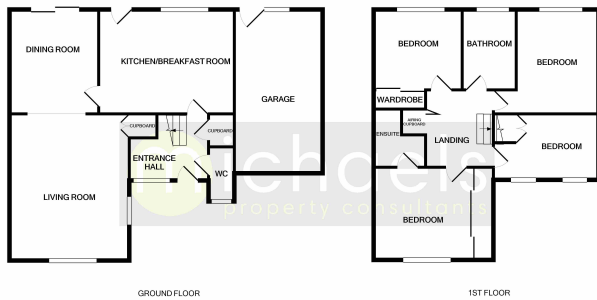
Rear Garden



To the rear of the property there is a beautifully landscaped south facing garden featuring a paved sun patio, the remainder is predominately laid to lawn with an array of mature flowers and shrubbery. There is also a shed which is to remain.

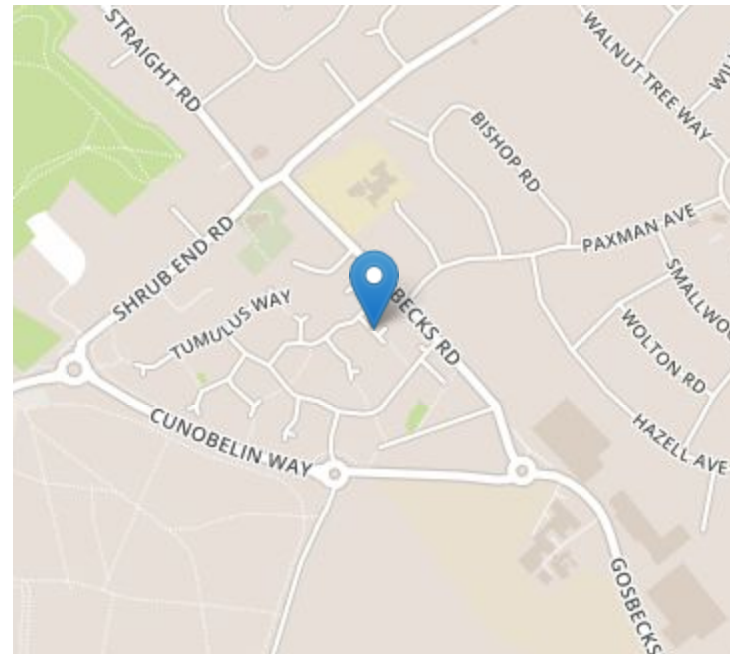
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Microplot (2020)

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.