



- Beautifully Presented Town House
- Four/Five Bedrooms
- Accommodation Over Three Floors
- Kitchen/Breakfast Room
- Conservatory
- Two En Suites And Family Bathroom
- Walking Distance To Station
- Garage and Parking

## 46 Rouse Way, Colchester, Essex. CO1 2TT.

A fabulous four/five bedroom town house forming part of this popular modern development, set just a short stroll away from the Town, Station and Castle Park. Beautifully presented by the current owners, this exceptionally spacious home makes for the perfect family home and enjoys a vast array of accommodation spread over three floors. an impressive entrance hall leads to a modern kitchen/breakfast room, utility room, a gorgeous conservatory and an additional family room/bedroom five. On the first floor there is a generous living room two of the bedrooms and the family bathroom, whilst two excellent sized bedrooms, both with en-suites, can be found on the second floor- One of which enjoys beautiful river views. Outside, there is a most attractive, West facing garden to the rear along side a garage and parking for two cars. Viewing strongly recommended.





# Property Details.

## Ground Floor

### Reception Hall

Laminate flooring, radiator, Storage cupboard, stairs to first floor, doors to:

### Cloakroom

Radiator, low level WC, wall mounted hand wash basin, extractor fan.

### Family Room/Bedroom Five

12' 7" x 10' 7" (3.84m x 3.23m) Radiator, UPVC window to front.

### Kitchen/Breakfast Room



13' 3" x 12' 3" (4.04m x 3.73m) Laminate flooring, range of modern fitted base and eye level units with working surfaces to side and tiled splash backs, gas range cooker to remain with extractor hood above, built in dishwasher, space for fridge/freezer, inset sink unit with left hand drainer, UPVC window to rear, door to:

### Utility Room

Laminate flooring, radiator, working surfaces to side with storage cupboards and space for washing machine under, inset sink unit with left hand drainer, double glazed do to:

## Conservatory



18' 8" x 9' 6" (5.69m x 2.90m) A stunning room of UPVC double glazed construction, apex roof with remote controlled shutter blinds and two electric roof windows, UPVC French doors to rear, slate tiled flooring.

## First Floor

### Landing

stairs to second floor, doors to:

### Living Room



18' 1" x 15' (5.51m x 4.57m) Radiator, UPVC window to front, inset spotlights, gas fireplace with ornamental surround

### Bedroom Four

10' x 9' 4" (3.05m x 2.84m) Radiator, UPVC window to rear.

### Bedroom Three

9' 9" x 9' (2.97m x 2.74m) Radiator, UPVC window to rear.

### Family Bathroom

Half tiled walls, chrome heated towel rail, low level WC, pedestal hand wash basin, panel bath with fully tiled surround, integrated shower and glass shower screen over, inset spotlights, extractor fan.

# Property Details.

## Second Floor

### Landing

Loft hatch, airing cupboard, doors to:

### Bedroom One



15' x 15' (4.57m x 4.57m) Radiator, UPVC window to rear with attractive river views, door to:

### En-Suite



Half tiled walls, chrome heated towel rail, low level WC < wall mounted hand wash basin, walk in shower pod with integrated shower, inset spotlights, extractor fan.

### Bedroom Two



18' 3" x 9' 8" (5.56m x 2.95m) Radiator, UPVC window to front, built in double wardrobes door to:

### En-Suite

Half tiled walls, chrome heated towel rail, low level WC, wall mounted hand wash basin, walk in shower pod with integrated shower, inset spotlights, extractor fan.

### Outside

The front of the property is approached by a small garden, with a path leading to the front door, enclosed by handsome iron railings.

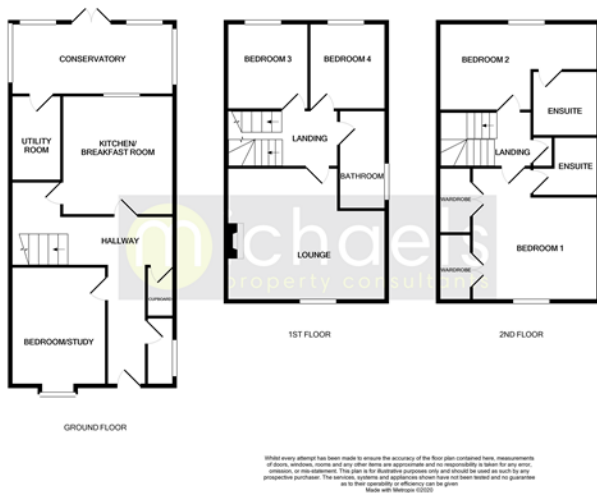
### Rear Garden



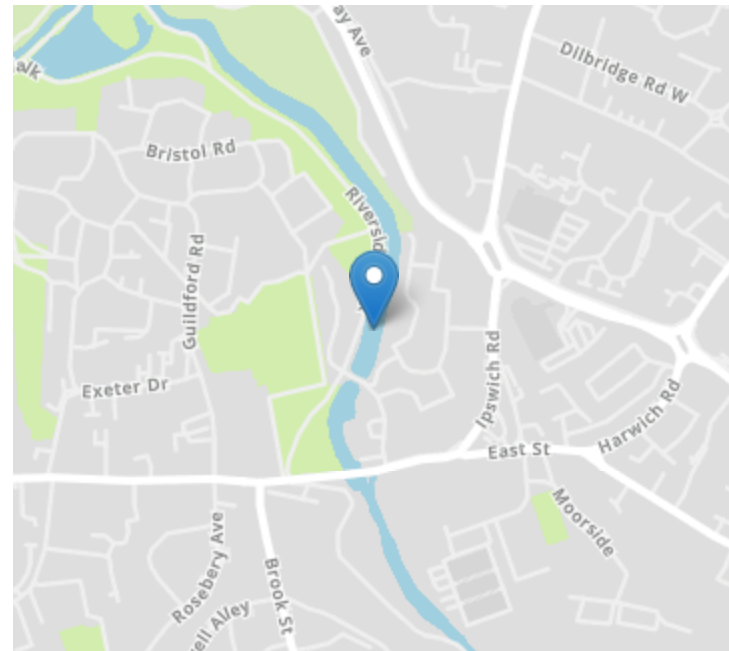
To the rear of the property there is a beautiful garden, landscaped to a low maintenance design. The garden itself is predominately paved with a feature inset decking area and an array of attractive plantation, trees and shrubbery. There are steps leading down towards a gate which provides rear access and in-turn leads to the garage and parking for two cars.

# 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.