



- A Stunning And Much Improved Town House
- New Contemporary Kitchen With Granite Worktops
- Four Generous Bedrooms
- En-Suite To Master Bedroom
- Family Bathroom And Downstairs Cloakroom
- Landscaped Rear Garden With Garden Shed
- Car Port Providing Off Road Parking

4 Lilianna Road, Colchester, Essex. CO4 6DN.

Presented to the market in superb condition throughout is this recently constructed four bedroom town house - built by highly reputable builders 'Mersea Homes'. Upgraded and improved by the current owners this fabulous home offers a variety of high quality appliances and fittings throughout. Located within 'Chesterwell' a new development located to the north of Colchester with it's excellent links to the A12, Colchester North Station, Colchester Town Centre, General Hospital and fantastic school catchments.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With mosaic tiled flooring, radiator, stairs rising to first floor and doors to;

WC/Utility

With UPVC obscure double glazed window to front, radiator, enclosed cistern WC, wash hand vanity basin, part tiled walls, space and plumbing for washing machine, extractor.

Open Plan Kitchen/Dining/Family Room



21' 7" x 19' 0" (6.58m x 5.79m) With UPVC double glazed French doors to rear with two further double glazed windows, radiator, luxury modern flooring, TV point.

Kitchen Area: a recently refurbished kitchen consisting of matching eye level and base units with drawers and granite worktops over, inset one and a half sink with drainer groove, gas range cooker with extractor hood over, glass splashback, granite upstands, integrated dishwasher and fridge/freezer.

First Floor

Landing

With airing cupboard, stairs rising to first floor and doors to;

Bedroom Three



14' 3" x 10' 4" (4.34m x 3.15m) With UPVC double glazed window to rear, radiator.

Bedroom Four

14' 3" x 10' 1" (4.34m x 3.07m) With two UPVC double glazed window to front, radiator.

Family Bathroom



Three piece bathroom suite offering panelled bath with shower attachment, wash hand basin, close coupled WC, part tiled walls, radiator, spotlights, extractor.

Property Details.

Second Floor

Second Floor Landing

With doors to;

Bedroom One



14' 4" x 12' 4" (4.37m x 3.76m) With Two UPVC double glazed windows to front, radiator, fitted cupboard, fitted wardrobe, door to;

En-Suite Shower Room



With part tiled walls, heated towel rail, wash hand basin, close coupled WC, shower cubicle.

Bedroom Two

14' 4" x 8' 4" (4.37m x 2.54m) With UPVC double glazed window to rear, radiator.

Outside

Rear Garden



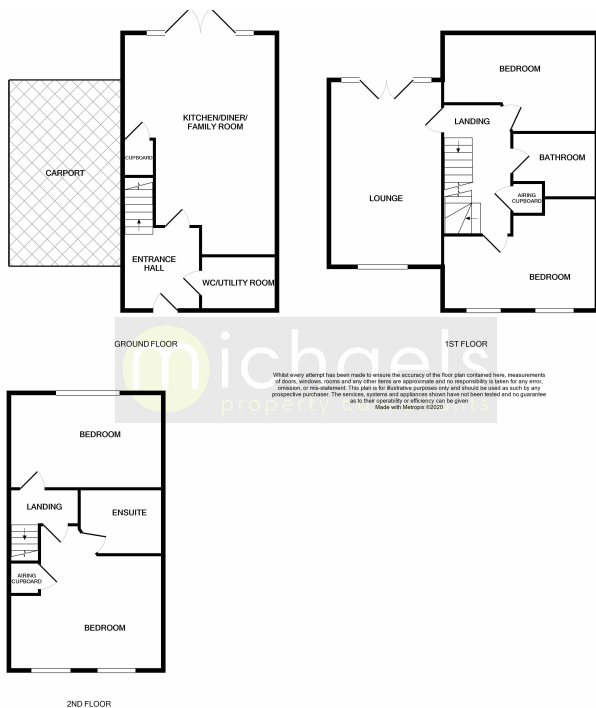
A generous landscaped rear garden enclosed by panel fencing with gated side access, patio area leading to lawn and garden shed.

Car Port

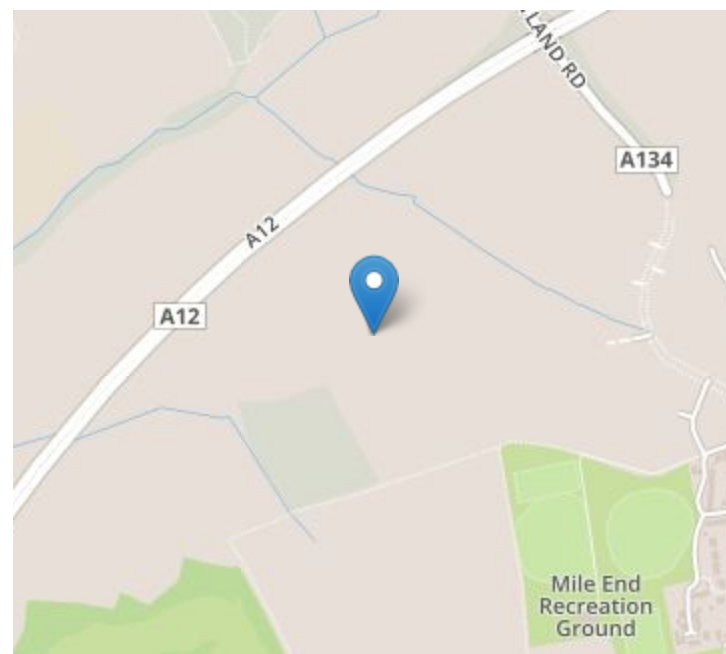
Covered car port providing off road parking.

Property Details.

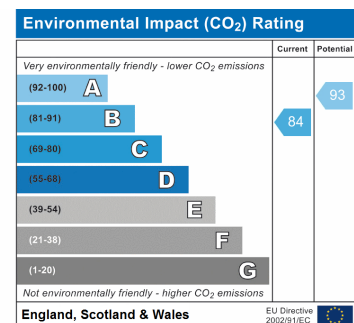
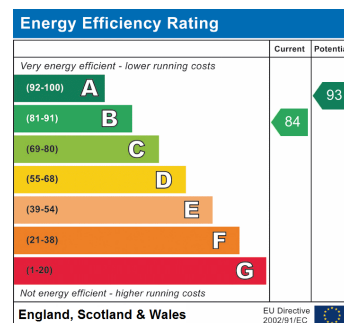
Floorplans



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.