



- Modern Link Detached Home
- Three Generous Bedrooms With En-suite To Master
- Kitchen/Diner With Double Oven & Gas Hob
- Downstairs Cloakroom & Family Bathroom
- Generous Wrap Around Garden With Studio/Summer House
- Garage And Driveway

**12 Caracalla Way, Colchester, Essex.
CO4 9XZ.**

A spacious and unique three bedroom link-detached house conveniently located to the North of Colchester with excellent access to Colchester's North Station with links to London Liverpool Street within the hour, the A12, general hospital and highly reputable school catchment at Brinkley Grove Primary and The Gilbert Secondary School. This family home features a sizeable lounge which offers French doors onto the garden, a recently decorated kitchen/diner with fitted double oven and gas hob and a downstairs cloakroom complete the ground floor. The first floor offers a master bedroom with an tiled en-suite shower room, two further bedrooms and a family bathroom.



Property Details.

Ground Floor

Entrance Hall

With laminate floor, stairs to first floor, radiator and doors to;

Lounge



4.7m x 3.35m (15' 5" x 11' 0") With window to front, French doors to rear, radiator, laminate floor, feature fireplace.

Cloakroom

With close coupled WC, wash hand corner basin, radiator, extractor fan.

Kitchen/Diner



4.7m x 2.62m (15' 5" x 8' 7") With window to front and rear, a range of matching eye level and base units with drawers and granite worktops over, inset stainless steel sink, space for fridge/freezer, double oven with gas hob and extractor hood over, washing machine and dishwasher.

First Floor

Landing

With radiator, window to rear, access to loft, doors to;

Bedroom One



3.81m x 2.95m (12' 6" x 9' 8") With window to rear, radiator, laminate flooring, airing cupboard, built in wardrobes, door to en-suite

En-Suite



With tiled shower, pedestal wash basin, radiator, obscure window to rear, extractor fan.

Property Details.

Bedroom Two



8.8m x 8.7m (28' 10" x 28' 7") With window to rear, radiator, laminate flooring.

Bedroom Three



3.33m x 1.98m (10' 11" x 6' 6") With window to front, radiator.

Bathroom



With panelled bath, pedestal wash basin, low level WC, chrome heated towel rail, obscure window to front.

Outside

Rear Garden



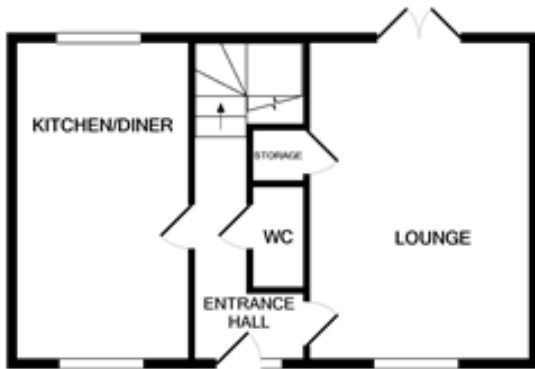
To the rear the garden is enclosed by panel fencing and offers gate side access. The garden wraps around the property so is a generous size and is mainly laid to lawn. There is a decked area with a covered pergola which is a suitable area for outdoor dining and there is also the added benefit of a studio/summerhouse.

Garage & Driveway

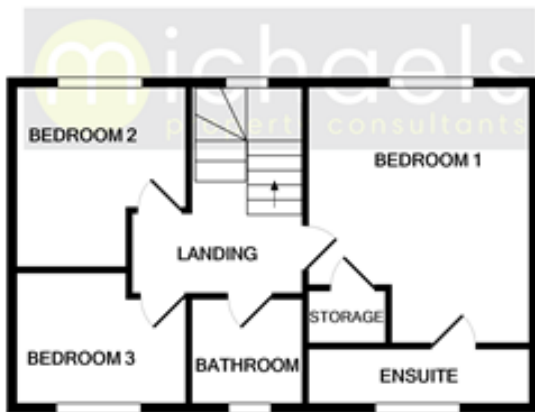
The garage has an up and over door to front, power and light connected. The driveway is located in front of the garage and offers off road parking.

Property Details.

Floorplans



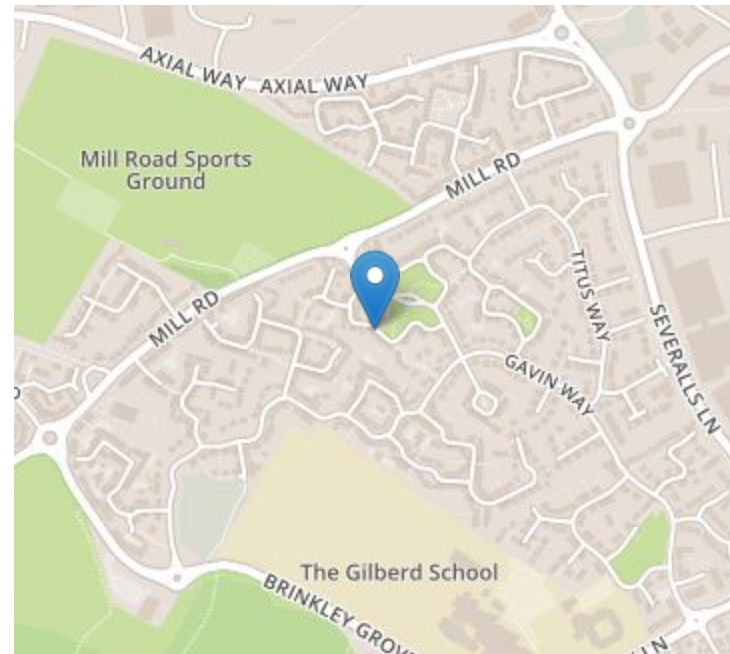
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.