



- A Contemporary Town House
- Built By Highly Reputable Crest Nicholson
- Four Bedrooms With Two En-Suites
- Sizeable Double Aspect Living Room
- Kitchen/Diner With Underfloor Heating
- WC/Utility Room
- Gated Carport
- Garden And Roof Terrace
- Close To The A12 And Mainline Train Station

20 Altius Chase, Colchester, Essex. CO4 5WT.

Guide Price £400,000-£425,000 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. The property commences with a large entrance hall with the ground floor featuring tiled flooring throughout. Positioned off of the hallway, is a spacious living room with dual aspect windows. This home allows for modern day living with its open plan kitchen-diner, fit with contemporary units and integrated BOSCH appliances and underfloor heating.



Property Details.

Ground Floor

Entrance Hall

With tiled floor, radiator, stairs rising to first floor, doors to;

WC/Utility Room

8' 1" x 4' 8" (2.46m x 1.42m) With window to front, radiator, enclosed cistern WC, wash hand basin, worktop with space and plumbing for washing machine under, eye level unit.

Living Room



15' 7" x 13' 2" (4.75m x 4.01m) With window to front and side, radiator, wood effect flooring, TV point.

Kitchen/Diner



14' 2" x 15' 7" (4.32m x 4.75m) With window to rear, French doors to rear, tiled flooring with heating under, understairs storage cupboard, a range of matching contemporary eye level and base units with drawers and worktops over, inset sink and drainer, integrated appliances to include; fridge/freezer, dishwasher and a double oven with electric hob and extractor hood over.

First Floor

Landing

With window to rear, radiator, wood effect floor, airing cupboard, stairs rising to first floor, doors to;

Bedroom One



15' 7" x 10' 6" (4.75m x 3.20m) With window to side, radiator, wood effect floor, built in double wardrobe, French doors providing access to the roof terrace.

Roof Terrace



19' 2" x 16' 7" (5.84m x 5.05m) An excellent space suitable for outdoor furniture.

Property Details.

En-Suite One



With obscure window to front, heated towel rail, radiator, enclosed cistern WC, wash hand basin, double shower cubicle, part tiled walls.

Bedroom Two



15' 7" x 12' 3" (4.75m x 3.73m) With window to front, radiator, built in cupboard.

Bedroom Three

11' 3" x 8' 4" (3.43m x 2.54m) With window to front, radiator, wood effect floor.

Bedroom Four

11' 4" x 6' 10" (3.45m x 2.08m) With window to rear, radiator, fitted office furniture.

Bathroom



With obscure window to front, radiator, enclosed cistern WC, wash hand basin, panelled bath with shower attachment, part tiled walls.

En-Suite Two

With window to front, radiator, enclosed cistern WC, wash hand basin, shower cubicle, part tiled walls.

Outside

Garden And Parking



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. Further parking is easily accessible on road for visitors and there is a walkway providing easy access to Mill Road bus stop, providing links to Colchester's North Station and General

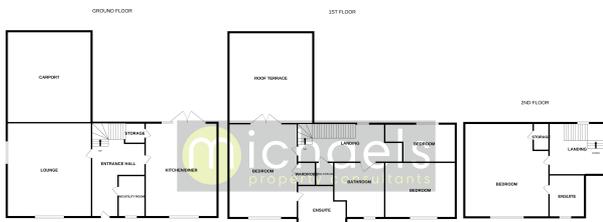
Second Floor

Second Floor Landing

With window to rear, door to;

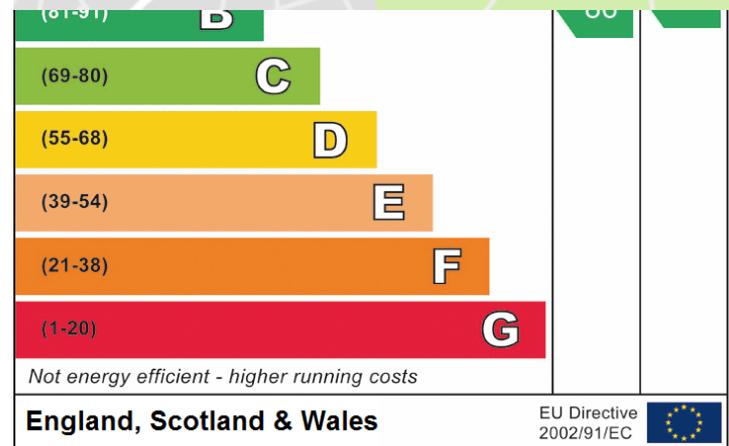
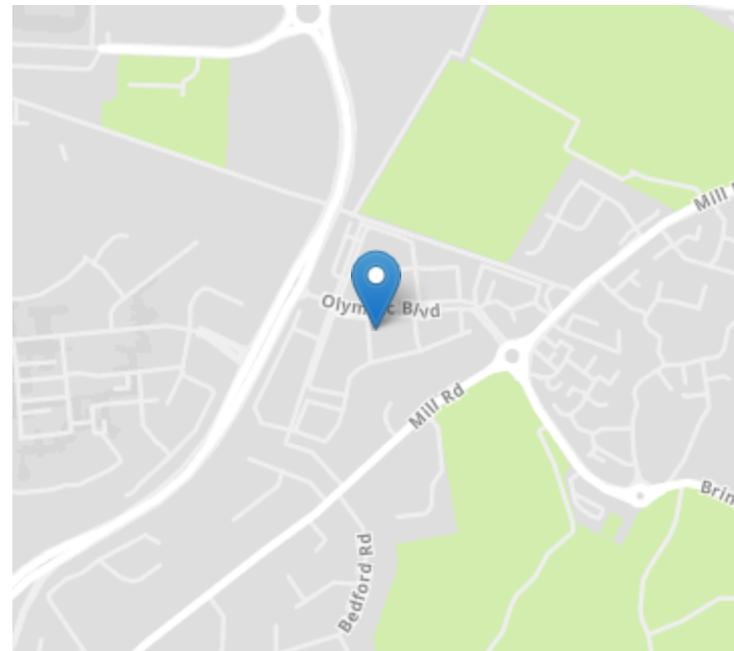
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, room and plot area have an 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 application of this plan is not intended to be a guarantee as to the condition or accuracy of the plan. Made with Metron CAD.

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.