



- Four Bedroom Town House
- Large Kitchen/Diner
- Generous Master Suite With Built In Wardrobes And En-Suite Shower Room
- First Floor Lounge With Juliet Balconies
- Family Bathroom & Downstairs Cloakroom
- Parking And Garage
- Walking Distance To North Station

12 Propelair Way, Colchester, Essex. CO4 5YS.

A stunning example of an exceptionally well presented town house offering vast living accommodation across three floors and offered in impeccable condition. Located in the popular estate 'New Braiswick Park' this fantastic family home has been loved by the current owners and offers excellent access to Colchester North Station and good local schooling. You are welcomed by an entrance hall which leads to the downstairs cloakroom and the open plan kitchen/dining/family room. The kitchen/family area is located to the rear and measures 18ft in length with fitted units and double glazed doors providing access to the rear garden.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, radiator, storage cupboard, vinyl flooring, understairs cupboard.

WC

Low-level WC, wash hand basin, radiator, extractor fan.

Kitchen/Diner



18' 9" x 14' 11" (5.71m x 4.55m) Range of fitted base and eye level units, integrated oven, hob and extractor fan, vinyl flooring, double glazed window to rear, double glazed french doors to rear.

First Floor

Landing

Stairs to second floor, storage cupboard, radiator, doors to;

Lounge



18' 9" x 10' 1" (5.71m x 3.07m) Two double glazed UPVC Juliette balconies to front, two radiators.

Bedroom One



16' 10" x 9' 5" (5.13m x 2.87m) Two double glazed windows to rear, radiator, sliding mirrored fitted wardrobe, door to;

En-Suite



7' 2" x 5' 4" (2.18m x 1.63m) Low-level WC, wash hand basin, shower cubicle, chrome heated towel rail, vinyl flooring.

Second Floor

Second Floor Landing

Loft access, doors to;

Property Details.

Bedroom Two



8' 9" x 10' 3" (5.71m x 3.12m) Two double glazed windows to front, two radiators.

Bedroom Three



10' 5" x 10' 0" max (3.17m x 3.05m) Double glazed window to rear, radiator.

Bedroom Four

9' 8" x 7' 11" (2.95m x 2.41m) Double glazed window to rear, radiator.

Family Bathroom



Low-level WC, wall mounted hand wash basin, panelled bath with a shower attachment over, chrome heated towel rail.

Outside

To The Front

Driveway providing parking.

Garage

18' 7" x 9' 3" (5.66m x 2.82m) Electric up and over door, door to entrance hall.

Rear Garden



Fully enclosed by panel fencing, the low maintenance garden features a patio leading from the kitchen and a rear raised patio area with the remainder laid to shingle and paving, gate providing rear access.

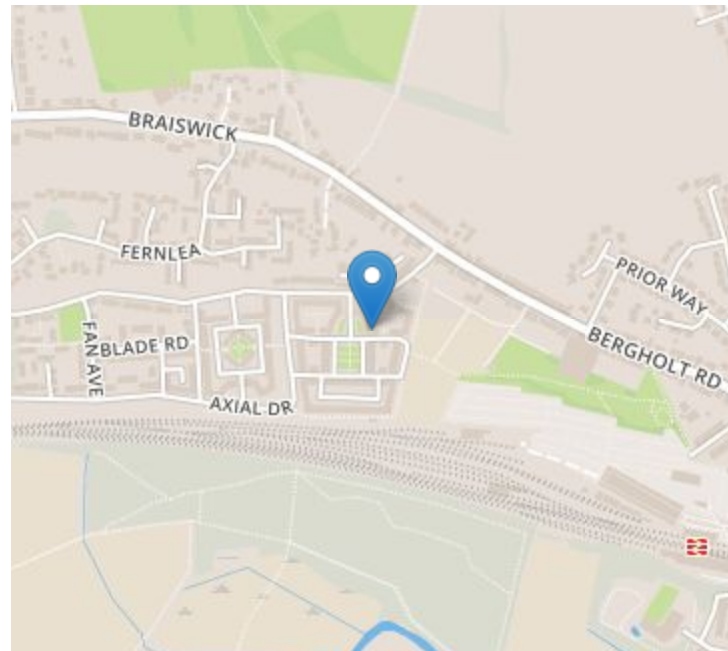
Property Details.

Floorplans

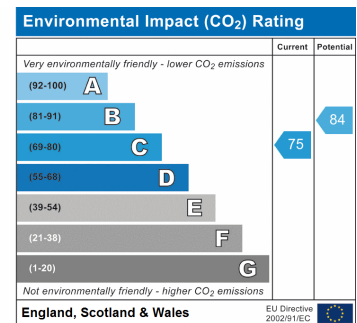
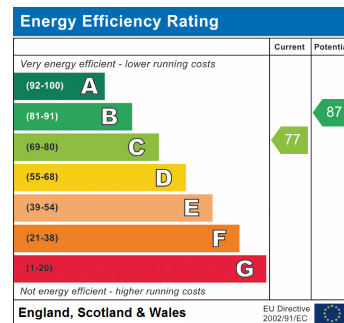


While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The fixtures, 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.