



- A Stunning Detached House
- Built By Highly Reputable 'Mersea Homes'
- Two Double Bedrooms
- Stunning Three Piece Bathroom Suite
- Open Plan Kitchen/Dining Area
- Landscaped Rear Garden
- Parking For Two Cars
- NHBC Guarantee Remaining
- Early Viewings Advised To Avoid Disappointment

6 Batterham Close, Colchester, Colchester, Essex. CO3 0BH.

This recently constructed exceptional two double bedroom detached house, resides on the newly formed and favourable development 'Burton Meadow' and is built to the highest of standards by reputable builders Mersea homes, originally established in 1947 and who take great pride in building their homes with enviable specifications. This residence resides to the West of Colchester in the forever popular Stanway district and is within moments of an array of excellent schooling, A12/A120 access, the ever expanding Tollgate and Peartree Retail Park (home to a vast variety of excellent amenities) and would make the ideal first time purchase and family home.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, large storage cupboard, stairs to first floor, access to:

Reception Room



14' 11" x 14' 1" (4.55m x 4.29m) UPVC window to front aspect, UPVC french doors to rear aspect providing access to generous rear garden, radiator, communication points

Downstairs Cloakroom

Low level W.C, wash hand basin, extractor fan, radiator

Kitchen-Diner



15' 1" x 9' 0" (4.60m x 2.74m) Open plan kitchen-diner comprising of a variety of modern fitted base and eye level units with work surfaces over, inset sink, drainer with mixer tap over, a range of high specification integrated appliances including fridge/freezer, washing machine, electric fan assisted oven and grill, inset hob and extractor fan over, spotlights UPVC window to front aspect, UPVC french doors to rear aspect

First Floor Landing

Landing

UPVC window to rear aspect, radiator, further doors to:

Principal Bedroom



14' 11" x 9' 1" (4.55m x 2.77m) UPVC windows to front and rear aspect, radiator, built in wardrobe

Property Details.

Bedroom Two



14' 11" x 9' 1" (4.55m x 2.77m) UPVC windows to front and rear aspect, built in wardrobe, radiator

Family Bathroom



Family bathroom suite comprising of low level W.C, wash hand basin, bath with shower attachment over, tiled wall finish, radiator, extractor fan, inset spotlights

Outside, Garden & Parking



This stunning detached home is gifted with a well proportioned rear garden, commencing with a well crafted and generously sized patio area, ideal for outdoor furniture and al-fresco dining. The remainder of the lawn is predominantly laid to lawn and is enclosed by secure panel fencing. Bark chippings with attractive shrubs are also featured. A gate provides secure side access to a private driveway, suitable for two vehicles off road.

Agents Note

Please be advised the photos taken are when the property was vacant. Our vendors now currently occupy the property and the property is still maintained and presented in the same first class order as seen.

We understand there is a small estate charge payable per annum, which contributes to the upkeep of the communal green areas, amenities and services. This is a common set up for recently constructed developments and we strongly advise that all interest parties, confirm the charge payable with a consultant at the early stage of their enquiry & again at the early stage of their conveyance, with their respective legal representative.

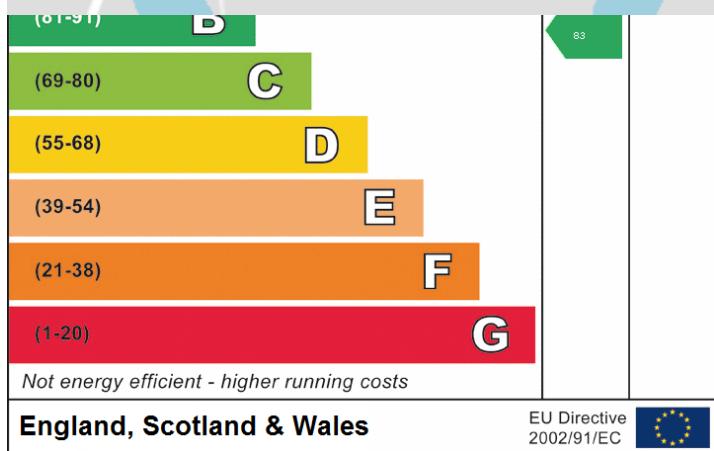
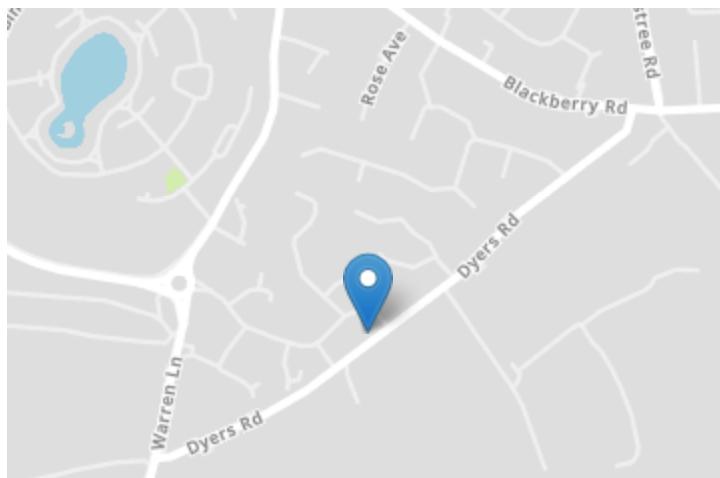
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors contained within. The floorplan is intended for guidance purposes only, the dimensions may not be accurate and should not be relied upon for forming part of any legal agreement. It is recommended that you contact your solicitor or surveyor to verify the details of the property.

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.