



- Recently Constructed By Highly Reputable Builders Bellway
- Popular Kingswood Heath Development
- Generous Garden, Parking & Added Benefit Of A Garage
- En-Suite Shower Room To Master Bedroom
- Downstairs Cloakroom & Utility Area
- Accommodation Across Three Floors
- Allocated Parking & Visitors Parking
- Three Well Proportioned Bedrooms
- Suitable For A First Time Buyer, Working Professional Or Small Family

## 34 Whitmore Drive, Colchester, Colchester, Essex. CO4 6BR.

**\*\* Guide Price £400,000 to £425,000 \*\*** Commanding an excellent position within the ever popular 'Kingswood Heath' development, in a prime North-Colchester position, sits this incredibly spacious three bedroom end of terrace town house. Within striking distance of Colchester's popular Northern Gateway, this home is within walking distance of; a premium health club, state of the art cinema, leisure complex, a variety of restaurants and is also well connected via the A12/A120 corridor to Ipswich & London. Colchester's mainline station is five/ten minutes away, accessible by a well served bus network and also within easy reach of the city centre.





# Property Details.

## Ground Floor

### Entrance Hallway

### Living Room



15' 1" x 12' 1" (4.60m x 3.68m)

### Kitchen



13' 1" x 11' 11" (3.99m x 3.63m)

### Utility Room & Cloakroom

## First Floor

### Bedroom Two



16' 3" x 10' 6" (4.95m x 3.20m)

### Bedroom Three



13' 1" x 8' 8" (3.99m x 2.64m)

### Bathroom



9' 7" x 6' 8" (2.92m x 2.03m)

# Property Details.

## Second Floor

### Master Bedroom



22' 4" x 15' 3" (6.81m x 4.65m)

### En Suite



10' 5" x 4' 8" (3.17m x 1.42m)

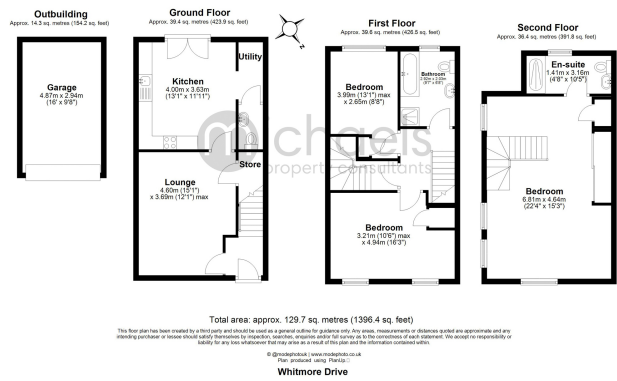
## Outside



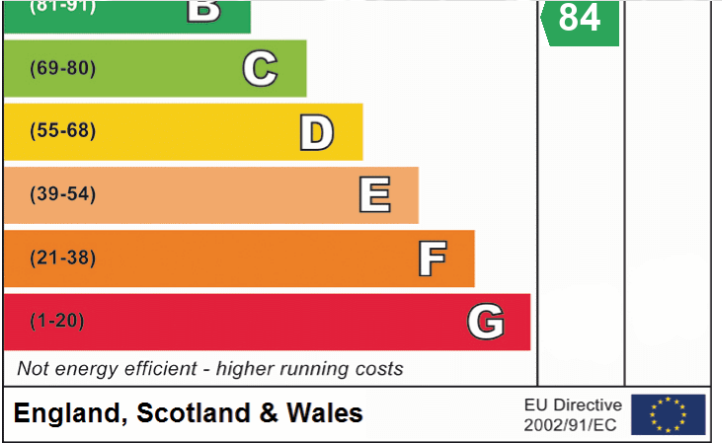
Outside, the property boasts a manageable garden, primarily laid to lawn and enclosed by panel fencing. A secure rear gate provides access to two allocated parking spaces and a garage with power and lighting connected.

# Property Details.

## Floorplans



## 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.

