



- A Unique And Individual Residence
- Located In The Ever Popular St Mary's District Of Colchester
- An Abundance Of Space Over Three Floors
- Flexible Accommodation
- Well Presented And Maintained Throughout
- Gated Driveway And Garage
- Link Detached Town House
- Property Enjoys Views Over Colchester And Hilly Fields

**43 St Marys Fields, Colchester, Essex.
CO3 3BP.**

Rarely available to the market is this link-detached four bedroom town house offering an abundance of space over three floors. Conveniently located in the ever popular 'St Mary's' in Colchester this flexible home benefits from being positioned within a stones throw from the 'hustle and bustle' of Colchester's Town Centre with its vast variety of local shops and restaurants. The property is also within walking distance to mainline stations with links to London Liverpool Street and within striking distance of the highly sought after Lexden school catchments.



Property Details.

Ground Floor

Entrance Hall

Oak flooring, radiator, stairs to first floor, airing cupboard housing lagged copper cylinder, under stairs storage cupboard, personal door leading to garage.

Cloakroom

Window to side, white suite comprising; wash basin with mixer tap, low level WC, radiator, half tiled walls, tiled floor.

Kitchen/Diner



15' 5" x 15' 0" max (4.70m x 4.57m) Fitted with a range of wood units with gloss roll top work surfacing comprising; inset stainless steel sink and drainer with mixer tap, range of work tops to three walls with base units below, range of eye level storage cupboards, integrated fridge/freezer, dishwasher, inset stainless steel four burner hob unit with oven below and extractor above, part tiled walls, tiled floor, radiator, cupboard housing wall mounted gas boiler (not tested by Michaels), door to:

Utility Room

6' 5" x 5' 8" (1.96m x 1.73m) Fitted with a range of wood units with gloss roll top work surface comprising; inset stainless steel sink unit with mixer tap, range of base units, space and plumbing for washing machine, double eye level storage cupboard, part tiled walls, tiled floor, radiator.

First Floor

Landing

Stairs to second floor, doors to:

Living Room



Two windows to rear, oak flooring, two radiators, TV/aerial point.

Bedroom Four

11' 0" x 9' 0" (3.35m x 2.74m) Window to front, oak flooring, radiator.

Second Floor

Landing

Window to side, access to insulated loft space, radiator, doors to:

Master Bedroom



13' 7" x 11' 3" Plus 5'5" x 4'2" recess (4.14m x 3.43m) Two windows, fitted wardrobes to one wall, radiator, door to:

En-Suite

Fully tiled shower cubicle, wash basin with mixer tap, low level WC, tiled floor, part tiled walls, heated towel rail.

Property Details.

Bedroom Two



11' 0" x 9' 7" (3.35m x 2.92m) Windows to front and rear, radiator.

Bedroom Three



9' 0" x 7' 7" (2.74m x 2.31m) Window to front, radiator.

Bathroom



White suite comprising; panel bath with mixer and shower attachment, vanity wash basin with mixer tap, low level WC, half tiled walls, tiled floor, heated towel rail.

Outside



Driveway to side, security gates lead to communal parking and garage.

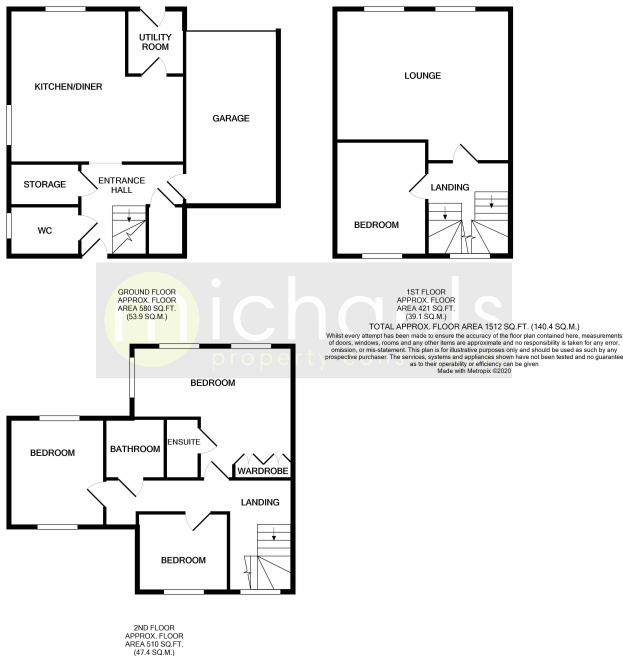
Garage with up and over door, light and power connected, personal door to rear garden.

The front garden is enclosed by wrought iron fencing with gate.

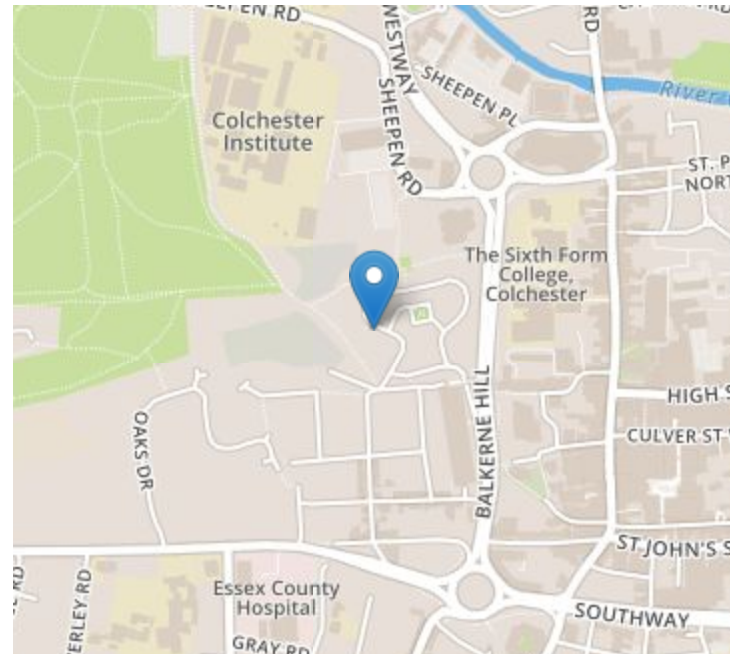
The rear garden is fully enclosed by red brick walling, rear timber gate, courtyard style, decking, raised beds with attractive planting, fitted storage cupboard.

Property Details.

Floorplans



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.