



- GUIDE PRICE £425,000 - £450,000
- Newly Built Detached House
- Constructed By High Reputable Builders 'Bloor Homes'
- Lounge With Feature Bay Window
- Kitchen/Diner With Integrated BOSCH Appliances
- Utility & Cloakroom
- Four Bedrooms
- En-Suite And Family Bathroom
- Generous Garden, Garage And Parking

**25 Birchwood Drive, Colchester, Essex.  
CO4 6AW.**

GUIDE PRICE £425,000 - £450,000 A truly stunning four bedroom detached house, positioned conveniently to the North of Colchester & recently constructed by a reputable national house builder 'Bloor Homes.' Upgraded throughout & finished to the highest of standards, this family home boasts a wealth of living & bedroom space throughout with stylish and contemporary fittings having been upgraded by the current owners. Within close proximity to Colchester's Northern Gateway, David Lloyd Leisure Club & an array of exceptional comprehensive primary & secondary schooling, it makes the ideal home for the expanding modern day family.





# Property Details.

## Ground Floor

### Entrance Hall

With contemporary tiled flooring, stairs rising to first floor with storage cupboard under, doors to;

### Lounge



15' 0" x 11' 2" (4.57m x 3.40m) With UPVC Feature box bay window to front, radiator, TV point.

### Kitchen/Diner



19' 6" x 13' 11" (5.94m x 4.24m) With UPVC French doors to rear, UPVC window to rear, contemporary tiled flooring, radiator, a range of matching high gloss units with drawers and square edge work surfaces over, inset sink and drainer, a range of high quality Integrated BOSCH appliances to include double oven, induction hob and extractor and dishwasher.

### Utility Room

With UPVC double glazed window to side, contemporary tiled flooring, matching eye level and base units, integrated washing machine.

## WC

With contemporary tiled flooring, radiator, part tiled wall, wash hand basin, close coupled WC.

## First Floor

### Landing

With UPVC double glazed window to side, large storage cupboard, doors to;

### Bedroom One



11' 1" x 10' 1" (3.38m x 3.07m) With UPVC double glazed window to front, radiator, built in wardrobes.

### En-Suite



With UPVC double glazed obscure window to side, tiled floor and part tiled walls, heated towel rail, close coupled WC, wash hand vanity basin, walk in double shower cubicle.

# Property Details.

## Bedroom Two



12' 9" x 8' 6" (3.89m x 2.59m) With UPVC double glazed window to rear, radiator.

## Bedroom Three



10' 9" x 6' 8" (3.28m x 2.03m) With UPVC double glazed window to rear, radiator.

## Bedroom Four

8' 1" x 7' 5" (2.46m x 2.26m) With UPVC double glazed window to front, radiator.

## Bathroom



With UPVC double glazed obscure window to side, heated towel rail, panelled bath with shower attachment, part tiled walls, wash hand vanity basin, close coupled WC.

## Outside

### Rear Garden



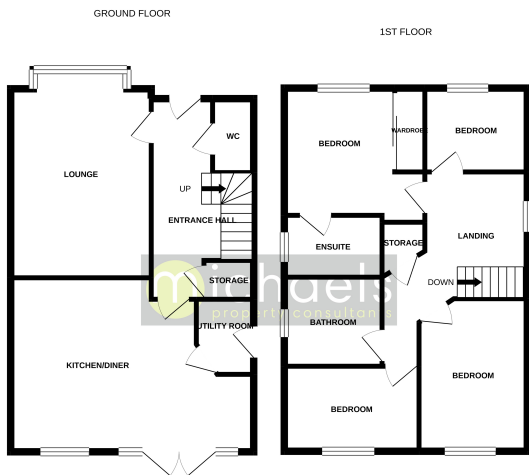
A generous south facing rear garden enclosed by panel fencing with gated side access.

### Garage & Parking

Adjacent to the property there is a detached garage which has an up and over door to the front and a driveway providing off road parking for several cars.

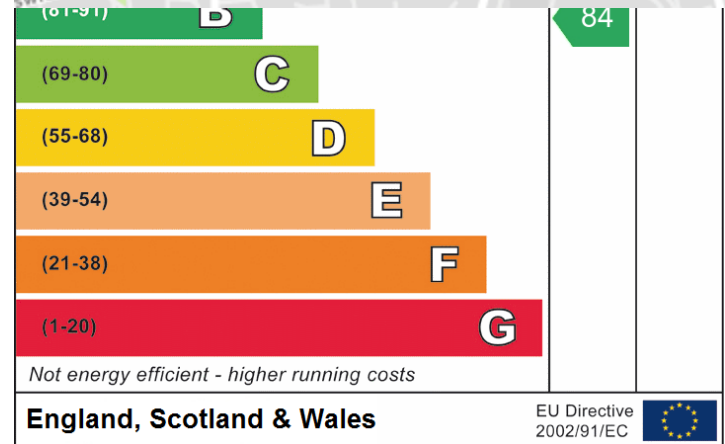
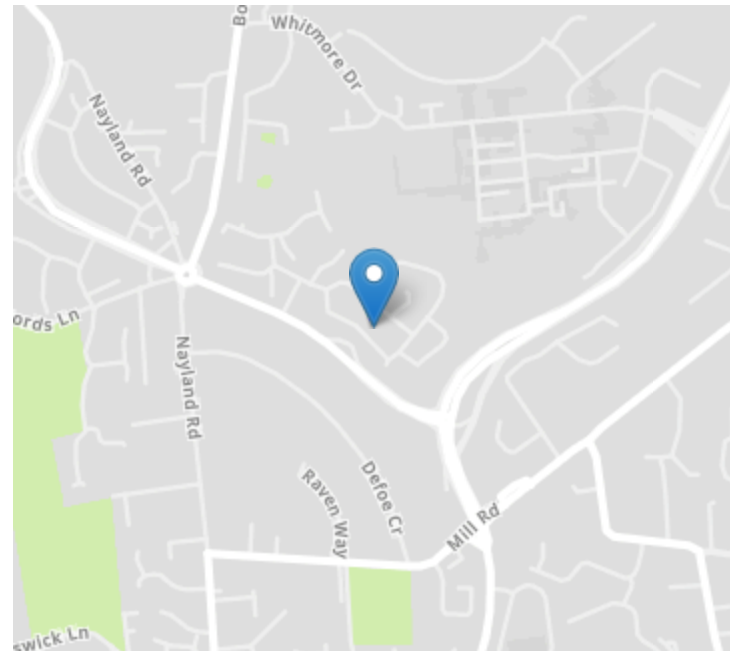
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, heights and other data are approximate and no responsibility is taken for any errors or omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time.

## 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.