



- Modern Semi Detached House
- Beautifully Presented
- Front and rear Gardens
- Garage and Generous Driveway
- Viewing Essential

## 6 Pier Close, Colchester, Essex. CO2 9FW.

This stunning two bedroom semi-detached residence occupies a delightful position on the fringe of this popular modern development to the South of Colchester, tucked away with ample parking and private garage. The property is presented to the market in exceptional decorative order and features an array of stylish and spacious accommodation throughout, highlights include an impressive reception hall, a cloakroom, living room and a fabulous open plan kitchen/dining space completing the ground floor. On the first floor the landing space leads to two very well proportioned bedrooms and the luxury family bathroom.



# Property Details.

## Ground Floor

### Entrance Hall

UPVC door to front, doors leading to;

### Cloakroom

Low level WC, pedestal wash hand basin, radiator.

### Living Room



15' 2" x 9' 7" (4.62m x 2.92m) UPVC window to front, TV and telephone points, radiator, engineered wood flooring, stairs to first floor.

## Kitchen/Diner



12' 5" x 8' 9" (3.78m x 2.67m) UPVC window to rear, french doors to garden, range of base and eye level units with roll edge work surfaces over, integrated electric oven and four ring gas hob, extractor hood above, stainless steel sink unit with tap and drainer, integrated washing machine and fridge/freezer, radiator.

## First Floor

### Landing

Doors leading to;

### Bedroom One



7' 9" x 12' 6" (2.36m x 3.81m) Two UPVC windows to rear, double fitted wardrobes, airing cupboard, radiator.

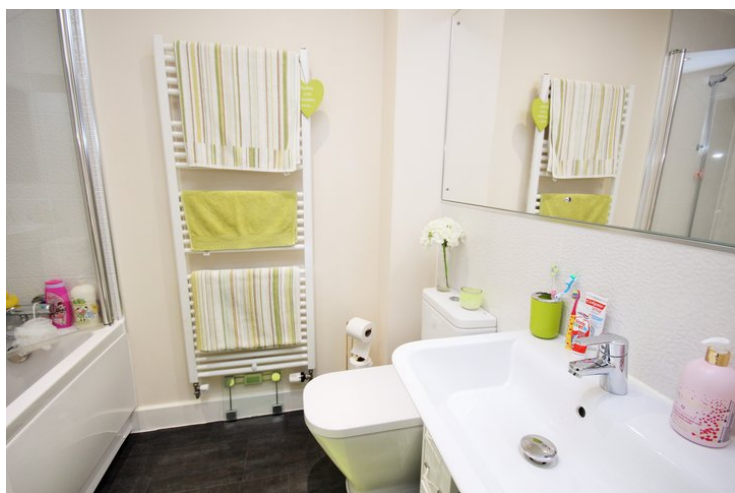
# Property Details.

## Bedroom Two



10' 5" x 8' 8" (3.17m x 2.64m) Two UPVC windows to front, radiator.

## Bathroom



Low level WC, pedestal wash hand basin, panel bath with shower over, part tiled walls, spotlights, heated towel rail.

## Garage

Up and over door, door leading to garden.

## Outside



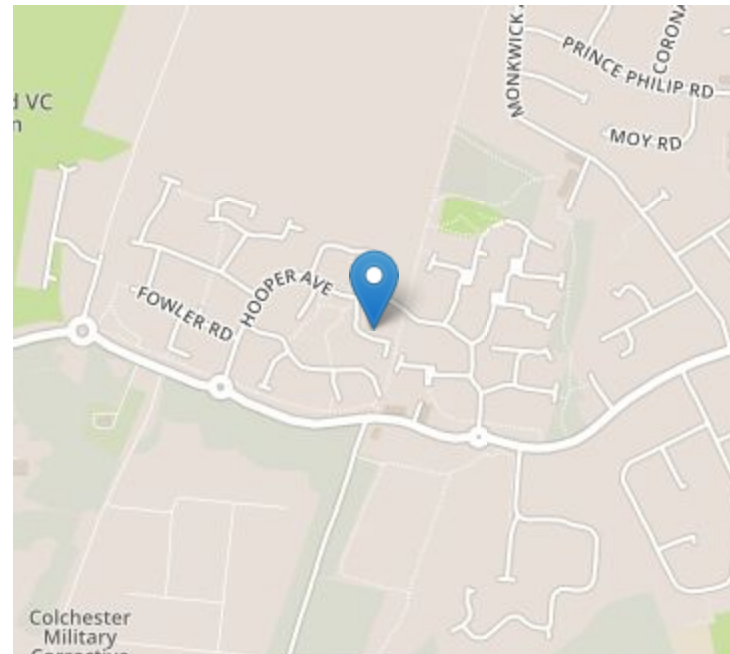
At the front of the property has a private driveway providing ample off road parking for several cars, front garden with lawn area.

The generous rear garden is beautifully maintained with paved patio area, garden tap, landscaped lawn, detached shed to remain, enclosed by panel fencing.

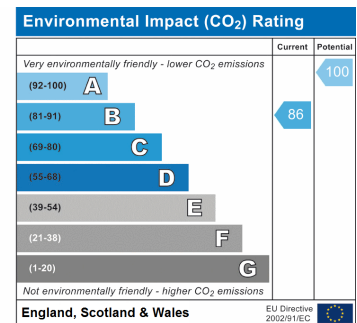
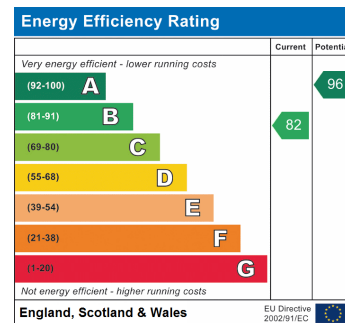
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## Floorplans

## 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.