



- Contemporary Three Bedroom Middle Terraced Town House
- L-Shape Kitchen-Living Area (Open Plan Design)
- Integrated Appliances & High Specification Kitchen
- Master Suite With Dressing Area And En-suite
- Two Large Further Bedrooms
- Tiled Family Bathroom Suite
- Secure Gated Carport

5 Spirit Drive, Colchester, Essex. CO4 5EE.

Originally built by reputable National house builders Crest Nicholson, this contemporary and spacious three bedroom town house is situated favorably on a modern and popular development conveniently positioned to the North of Colchester within moments of an array of excellent amenities. These amenities range from a leisure complex to excellent schooling and provides unrestricted access to the A12. With the accommodation across three floors, it allows for versatile living for the expanding family. The property commences with a welcoming entrance hall, providing storage and access to a downstairs cloakroom which is also home to the property's utility area, providing space for additional white goods. The remainder of the ground floor accommodation consists of an impressive 31FT long 'L-Shape' kitchen-living space with the kitchen featuring integrated BOSCH appliances and complete with dual aspect windows ensuring maximum daylight.



Property Details.

Entrance Hall

7' 0" x 12' 6" (2.13m x 3.81m) UPVC entrance door to front aspect, karndeian flooring throughout, radiator, stairs to first floor, telephone point, under stairs storage cupboard, further doors to:

Utility Room/Downstairs Cloakroom

6' 6" x 7' 0" (1.98m x 2.13m) W.C, vanity wash hand basin, tiled floor, base and eye level units with roll top working surfaces over and space under for freestanding white good such as washing machine & tumble dryer, radiator, inset spotlights, extractor fan

Kitchen-Living Area



30' 2" x 15' 7" (9.19m x 4.75m) L-Shape Open Plan Design comprising of:- Kitchen: modern base and eye level units with roll top working surfaces over, inset four ring BOSCH gas hob with extractor fan over over, inset BOSCH electric fan assisted oven and grill, fridge/freezer, dishwasher, inset spotlights, inset stainless steel sink, 1/2 drainer and drainer with mixer taps over, UPVC window to front and side aspect.

Living Area:- tiled floor throughout, UPVC windows and over sized double doors to rear aspect (leading to rear garden), variety of communication points, radiator

Total Space Measuring - 30' 2" x 15' 7" (9.19m x 4.75m)

First Floor

First Floor Landing

Stairs to ground floor and first floor, UPVC window to front aspect, variety of communication input/output, study area, karndeian floor, storage cupboard, further doors to:

Master Bedroom



16' 0" x 8' 7" (4.88m x 2.62m) Karndeian floor throughout, dressing area containing 'His&Her' wardrobes, open plan to bedroom area (16' 0" x 8' 7" (4.88m x 2.62m)) radiator x2, UPVC windows to front and rear aspect, further door leading to en-suite bathroom:

En-suite Bathroom

Tiled floor, radiator, UPVC window to side aspect, vanity wash hand basin, low level W.C, 1/2 tiled walls, shaver point, walk in double width shower cubicle with tiled wall finish, inset spotlights, extractor fan

Family Bathroom



Vinyl tiled floor, W.C, panel bath with shower screen and shower over, 1/2 tiled walls, vanity wash hand basin, W.C, radiator, velux windows to rear aspect, inset spotlights

Property Details.

Bedroom Three



8' 3" x 12' 0" (2.51m x 3.66m) Karndean floor, radiator, UPVC window to front aspect

Second Floor

Second Floor Landing

Velux window to rear aspect, further door to:

Bedroom Two



12' 1" x 18' 4" (3.68m x 5.59m) UPVC window to front aspect, karndean flooring, radiator, UPVC window to rear aspect, variety of communication input/output points, loft access, large walk in cupboard with light and housing gas boiler

Garden & Parking



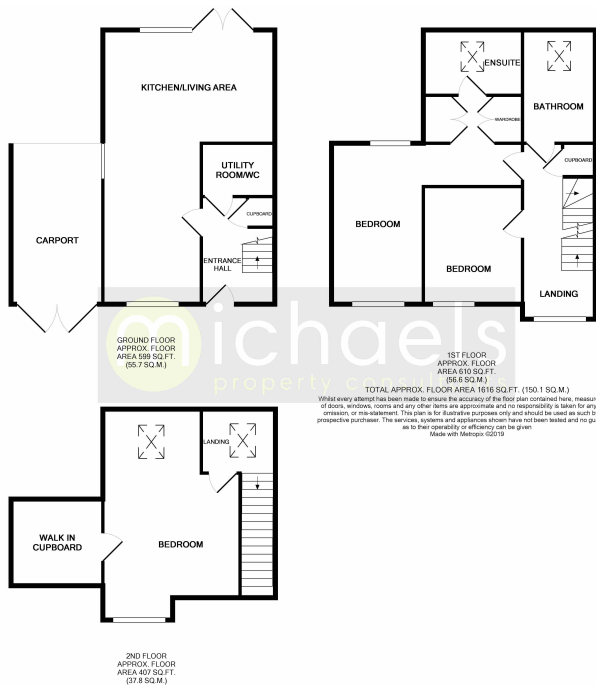
To the rear of the property, a generous rear garden can be found which has recently been landscaped by the current vendors. The garden features a well proportioned patio area, ideal for an outdoor dining table and chairs, with the remainder laid to lawn. The boundaries are formed by panel fencing. Side access is present. This home comes complete with off road parking behind a secure & handsome cast iron gate to the side of the property, suitable for two vehicles.

Additional Information

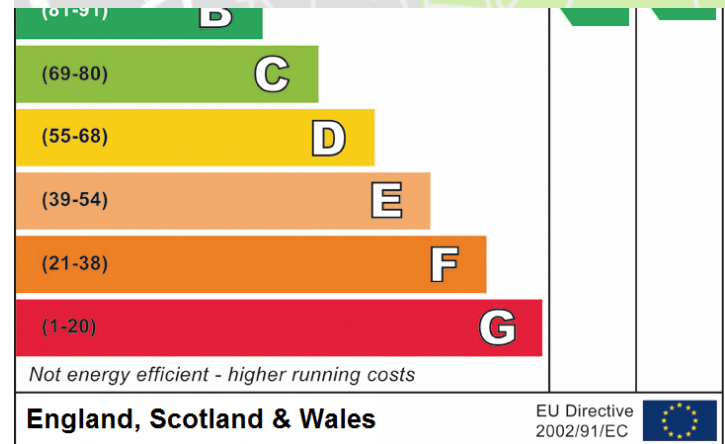
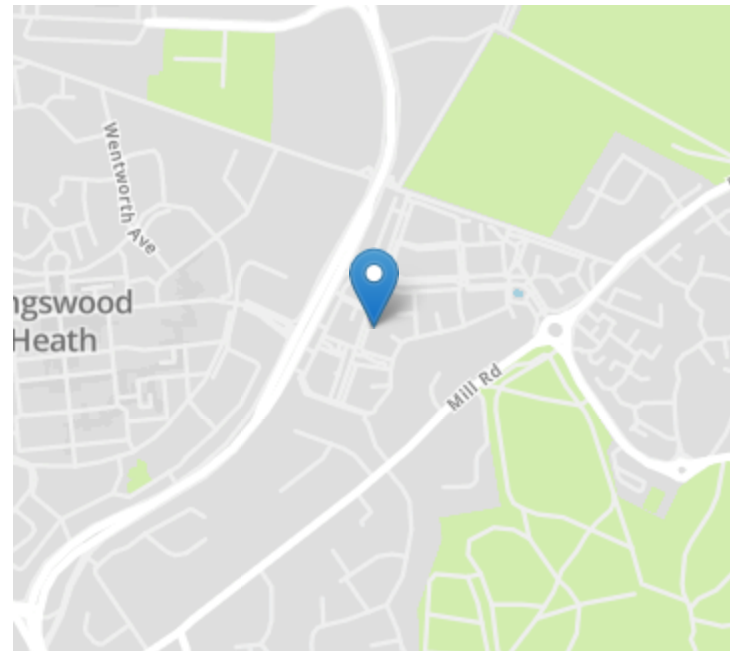
Please be advised the photos were taken during a previous marketing campaign and therefore there may be some minor differences in furniture layout and room uses.

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.