


- A Substantial Four Bedroom Family Home
- Formal Dining Room
- Impressive Living Room With Feature Open Fire
- Extension Forming The Ideal Play Room
- Recently Upgraded Kitchen & Utility Area With Integrated Appliances
- Downstairs Cloakroom
- Luxury En-Suite Shower Room & Family Bathroom
- Three Generous Double Bedrooms & Sizeable Fourth Bedroom
- Private & Enclosed Rear Garden, With The Added Luxury Of A Garden Room
- Off Road Parking & Garage

### 3 Hale Way, Colchester, Essex. CO4 5BD

**\*\*Guide Price £450,000 - £475,000\*\*** Residing in a prime North Colchester position sits this excellent example of a four bedroom family home, upgraded and offering both a generous amount of reception and bedroom space throughout. Ideal for the expanding modern day family, it is situated within a short walk of The Gilbert Secondary School - recently rated 'Outstanding' by Ofsted. It is also set to be within moments of the highly anticipated Northern Gateway, soon to be home to a state of the art cinema complex, a variety of leisure facilities, restaurants and premium health club. This home is also well-connected by near by transport links, including a frequent bus service to the city centre, mainline station with trains to London Liverpool Street within the hour and provides easy access to the A12/A120 corridor to both Ipswich & London.



Call to view [01206 576999](tel:01206576999) 





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door, tiled flooring, radiator, stairs rising to first floor, doors to:

### Formal Dining Room



17' 3" x 11' 8" (5.26m x 3.56m) Radiator, double glazed French doors, window to front aspect

### Reception Room



17' 3" x 11' 8" (5.26m x 3.56m) Radiator, communication points, feature open fireplace, access to:

### Play Room



11' 3" x 9' 6" (3.43m x 2.90m) Windows to side aspect, wood effect flooring, radiator, patio doors to rear aspect (leading to rear garden)

### Downstairs Cloakroom

Tiled flooring, low level W/C, Vanity hand wash basin with storage cupboard under stairs

### Kitchen & Utility Area



13' 11" x 13' 5" (4.24m x 4.09m) (Max) A high specification and recently fitted kitchen comprising; grey tone base and eye level units with worksurfaces over, inset sink, drainer and mixer hose tap over, under counter lighting and kickboard lighting, tiled floor, BOSCH microwave over, Rangemaster oven (subject to negotiation), tiled wall behind, space for American style fridge & freezer, integrated dishwasher, breakfast bar with space under for stalls, window to rear aspect, garden door to side aspect

Continued units forming a utility space, with space under counter for washing machine and tumble dryer.

## First Floor

### First Floor Landing

Stairs to ground floor, window to side aspect, airing cupboard, doors and access to:

# Property Details.

## Master Bedroom



13' 7" x 9' 1" (4.14m x 2.77m) Window to rear aspect, radiator, door to:

## En-Suite Shower Room

A recently fitted en-suite shower room comprising of; W.C, vanity wash hand basin, chrome wall mounted towel rail, fully tiled walls and floors, double width shower cubicle with dual shower head, inset spotlights, extractor fan

## Bedroom Two



17' 0" x 9' 11" (5.18m x 3.02m) Window to front aspect, radiator

## Bedroom Three



15' 5" x 9' 8" (4.70m x 2.95m) Window to rear and front aspect, radiator

## Bedroom Four

9' 0" x 8' 4" (2.74m x 2.54m) Window to rear aspect, radiator

## Family Bathroom



Window to side aspect, tiled floor, 1/2 tiled walls, panel bath with screen over and dual rain head, vanity wash hand basin, W.C, wall mounted mirrored cupboard, inset spotlights, extractor fan, wall mounted towel rail

## Outside, Garden, Parking & Garage



The front of the property is approached by a small path leading to the front door and a garage door provides access to a carport & private driveway, which provide secure parking for two/three cars. This in-turn leads to a garage which measures 18' x 7'9 and feature an up and over door, power, light and boarded loft storage.

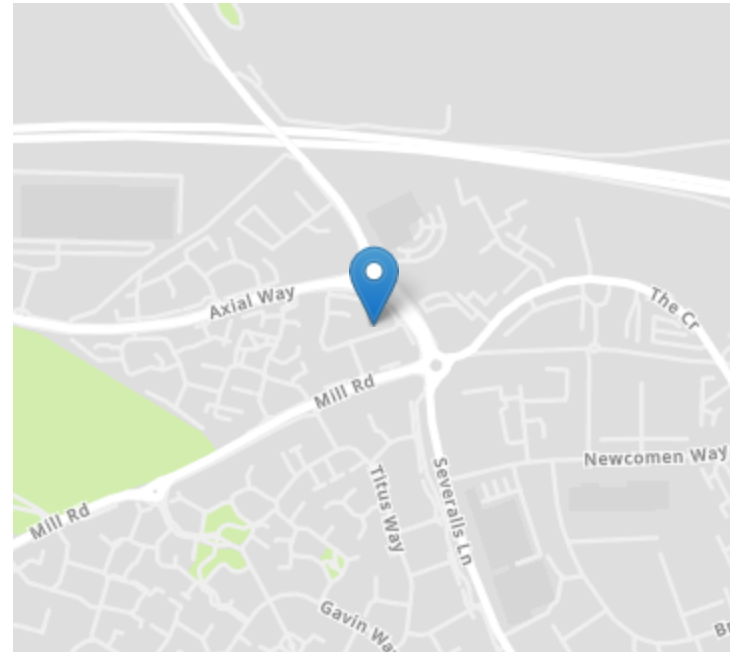
Outside, you are greeted by a private and enclosed rear garden, with a central section predominately laid to lawn. A rear section is block paved, and provides the ideal space for al-fresco dining, seating and peaceful reflection. The garden is further enhanced by an outbuilding, benefitting from full power and currently used as a garden bar - the ideal entertainment space.



# 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.