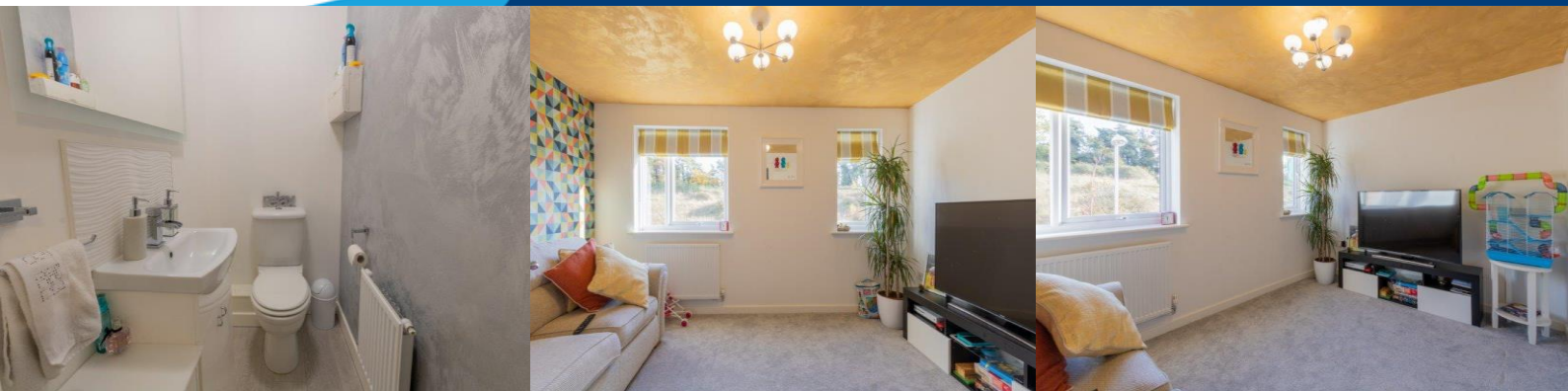




Excellent positioned on the West side of Colchester within an ever-popular residential development is this stunning Three bedroom Semi-detached home. Being only one year old the property is not only in exceptional condition but benefits from still being under the NHBC warranty. Throughout the property you will be greeted with spacious accommodation comprising entrance hall with stairs leading to the first-floor landing, downstairs study space, Wc, stunning open plan kitchen/diner with rear aspect onto the enclosed garden. Moving onto the first floor you will be met by an airy landing area with access through to bedroom one with En-suite. The first floor also comprising of a spacious living area to with windows to front aspect. Moving up the property to the second floor you will find a further two bedrooms and family bathroom. Externally you will benefit from having two covered off road parking spaces and a fully fenced rear garden with both a hot tub and sauna. We recommend internally viewing this property to appreciate what is really has to offer.

Price £350,000

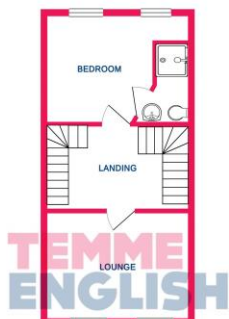


- **THREE BEDROOM SEMI-DETACHED PROPERTY**
- **STUNNING THROUGHOUT**
- **HIGH SPECIFICATION**
- **OFF ROAD PARKING**
- **WEST SIDE OF COLCHESTER**
- **TOLLGATE RETAIL PARK**
- **ACCESS TO A12/120**
- **UNDER FLOOR HEATING!**
-
-

GROUND FLOOR 339 sq. ft.
(31.5 sq. m.)



1ST FLOOR 340 sq. ft.
(31.5 sq. m.)



2ND FLOOR 339 sq. ft.
(31.5 sq. m.)



TOTAL FLOOR AREA: 1018 sq. ft. (94.6 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of plots, sections, areas and any other facts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used in conjunction with any prospectus or brochure. The actual layout and appearance should be taken from the actual property and its appearance as it is in its actuality or otherwise can be given. Plans will be made available on request.

