



The Commons, Colchester, CO3 4NT

welcome to

The Commons, Colchester

This substantial and well presented detached family home is situated in the popular Prettygate area of Colchester, offering good access to local amenities, popular schools & A12. The property benefits from spacious living accommodation, four large double bedrooms, en suite, ample parking & garden.



Early viewing is strongly advised of this stunning detached house situated on the west side of Colchester in Prettygate.

Ground floor accommodation comprises entrance hall, three generous reception rooms, attractive kitchen/diner with bi-fold doors onto the garden, utility room and cloakroom.

The first floor offers four large double bedrooms, en suite shower room to master bedroom and family bathroom. Externally there is a driveway providing off road parking for several cars and an enclosed rear garden.

Double Glazed Entrance Door To

Entrance Hall

20' 1" max x 7' 3" max (6.12m max x 2.21m max)
Stairs to first floor, oak flooring, radiator, doors to:

Cloakroom

Obscure upvc double glazed window to side, low level w.c., wash hand basin, tiled floor, radiator.

Lounge

22' 7" x 13' 4" max (6.88m x 4.06m max)
Upvc double glazed windows and patio doors to rear garden, wood flooring, radiator, window to Kitchen, feature fireplace.

Kitchen / Diner

21' 3" max x 16' 3" max (6.48m max x 4.95m max)
Upvc double glazed window to side and bi-fold doors onto the garden, base and eye level units, one and a half bowl sink and drainer with mixer tap, space and plumbing for dishwasher, radiator.

Utility Room

12' 4" x 6' 7" (3.76m x 2.01m)
Upvc double glazed window to side, base and eye level units, one and a half bowl sink and drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer, radiator.

Reception Room 1

18' 3" max into bay x 10' 9" max (5.56m max into bay x 3.28m max)
Upvc double glazed box bay window to front, radiator, built-in storage cupboard.

Reception Room 2

15' 7" max into bay x 12' 6" max (4.75m max into bay x 3.81m max)
Upvc double glazed box bay window to front, Oak flooring, radiator.

First Floor Accommodation

Landing

Upvc double glazed window to front, built-in storage cupboard and airing cupboard, loft access, doors to:

Bedroom One

18' 7" x 14' 8" max (5.66m x 4.47m max)
Upvc double glazed window to rear, built-in wardrobes, radiator, door to:

En Suite

Obscure upvc double glazed window to side, shower cubicle, low level w.c., wash hand basin, heated towel rail.

Bedroom Two

16' 6" x 12' (5.03m x 3.66m)
Upvc double glazed window to rear, radiator.

Bedroom Three

15' 3" max into bay x 12' 7" (4.65m max into bay x 3.84m)
Upvc double glazed bay window to front, radiator.

Bedroom Four

15' 3" x 11' (4.65m x 3.35m)
Upvc double glazed window to front, radiator.

Family Bathroom

Obscure upvc double glazed window to side, panel enclosed bath with shower over, low level w.c., wash hand basin, heated towel rail.

Outside

Front

There is a block paved driveway providing off road parking. Gated access to rear.

Rear

There is a patio area leading to lawned garden with mature shrubs and trees, all enclosed by fencing.



check out more properties at williamhbrown.co.uk







Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

The Commons, Colchester

- Substantial Detached Family Home
- Three Reception Rooms
- Kitchen/Diner
- Cloakroom & Utility Room
- Four Large Double Bedrooms
- En Suite & Family Bathroom
- Ample Parking & Enclosed Garden

Tenure: Freehold EPC Rating: C

Offers In Excess Of

£600,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CCS109222 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk