



Fenwick Drive, COLCHESTER, CO1 2TN

welcome to

Fenwick Drive, COLCHESTER

This stunning five bedroom modern three storey town house is situated on the east side of Colchester off Ipswich Road, offering excellent access to supermarkets, amenities and a short walk from the city centre and river walks.



Early viewing is advised of this stunning family home offering accommodation over three floors.

The ground floor offers entrance hall, cloakroom, lounge with sliding doors, separate dining room and bespoke fitted kitchen with doors onto the garden. The first floor offers master bedroom with en suite shower room, two further bedrooms and family bathroom. The top floor offers two large bedrooms and a shower room.

Externally there is an enclosed rear garden, car port and garage.

The property benefits from underfloor heating throughout.

Entrance Door To:

Entrance Hall

With stairs to first floor, storage cupboard, doors to:

Kitchen / Breakfast Room

16' 1" x 13' 8" (4.90m x 4.17m)

Bespoke fitted kitchen comprising extensive range of base and eye level units, work surfaces with inset sink and drainer unit, part tiled walls, breakfast bar, inset spotlights, space for range style cooker with extractor over, space for appliances, tiled floor, upvc double glazed windows to side and rear, upvc double glazed doors to side.

Lounge

16' 9" x 13' 4" (5.11m x 4.06m)

Upvc double glazed window to front and upvc double glazed sliding doors to rear, feature fireplace with mantel, inset spotlights, radiator.

Dining Room

16' 9" x 10' 9" (5.11m x 3.28m)

Upvc double glazed windows to front and side, radiator.

Cloakroom

Low level w.c., wash hand basin.

First Floor Accommodation

Landing

With stairs to second floor, built-in storage cupboard, doors to:

Bedroom One

13' 9" x 9' 10" (4.19m x 3.00m)

Upvc double glazed window to rear, radiator, built-in storage cupboard, door to:

En Suite

Modern suite comprising shower cubicle, low level w.c. and wash hand basin, upvc double glazed window to front, radiator.

Bedroom

14' 6" max x 8' 2" max (4.42m max x 2.49m max)

Upvc double glazed window to rear, radiator.

Bedroom

13' 2" x 8' 2" (4.01m x 2.49m)

Upvc double glazed windows to front and side, radiator.

Family Bathroom

Modern suite comprising panel enclosed bath, low level w.c., and wash hand basin, radiator, upvc double glazed window to front.

Second Floor Accommodation

Landing

With doors to:

Bedroom Two

16' 7" max x 14' 5" (5.05m max x 4.39m)

Upvc double glazed windows to side and rear, radiator, sloping ceiling.

Bedroom Three

15' 4" max x 13' 7" max (4.67m max x 4.14m max)

Upvc double glazed windows to front and rear, radiator.

Shower Room

Modern suite comprising shower cubicle, low level w.c., wash hand basin, radiator, upvc double glazed window to front.

Outside

The rear garden is laid to lawn with patio area, flowers, shrubs and trees, all enclosed by panel fencing.

The property benefits from garage and parking in front.



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.



view this property online williamhbrown.co.uk/Property/CCS119398



welcome to

Fenwick Drive, COLCHESTER

- Beautifully Presented 3 Storey Town House
- Two Reception Rooms & Modern Fitted Kitchen
- Ground Floor Cloakroom
- Two Shower Rooms & Family Bathroom
- Car Port & Garage
- Walk To City Centre & River Walks
- Under Floor Heating Throughout

Tenure: Freehold EPC Rating: C

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS119398



Property Ref:
CCS119398 - 0005

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