



Richard Day Walk, COLCHESTER, CO2 8XQ

welcome to

Richard Day Walk, COLCHESTER

This well presented town house is situated around three miles from Colchester's city centre with its array of shops, restaurants, amenities and train station. The property offers flexible and spacious accommodation arranged over three floors and could provide an ideal home for the growing family.



Early viewing is advised of this spacious three storey town house situated off Berechurch Hall Road in Richard Day Walk.

Ground floor accommodation comprises entrance hall, cloakroom, living room, kitchen/breakfast room and dining room with doors onto the garden.

The first floor offers large bedroom, further bedroom with walk-in wardrobe and four piece family bathroom.

The second floor offers two further bedrooms and a shower room.

Externally there is ample off street parking, a garage and enclosed rear garden.

Entrance Door To:

Entrance Hall

Stairs to first floor, radiator, doors to:

Cloakroom

Low level w.c., wash hand basin, radiator, wooden flooring.

Lounge

13' 7" x 8' 5" (4.14m x 2.57m)

Wood effect flooring, radiator, window to front.

Kitchen / Breakfast Room

17' 8" max x 9' 4" max (5.38m max x 2.84m max)

Window to front, modern range of base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven and hob, spaces for appliances, kitchen island with drawers and breakfast bar, wood effect flooring, inset spotlights, radiator, access to:

Dining Room

8' 6" x 8' 5" (2.59m x 2.57m)

Wood effect flooring, bi-folding doors to rear, radiator.

First Floor Accommodation

Landing

Stairs to second floor, radiator, window to rear, carpet, doors to:

Bedroom One

17' 9" x 9' 3" (5.41m x 2.82m)

Windows to front and rear, radiator, carpet.

Bedroom Four

11' 6" x 9' 7" (3.51m x 2.92m)

Window to rear, carpet, radiator, access to:

Walk-In Wardrobe

7' 5" x 6' (2.26m x 1.83m)

With window to front and radiator.

Family Bathroom

Modern white suite comprising walk-in shower, low level w.c., pedestal wash hand basin and panel enclosed bath with shower head attachment, window to front, radiator, wood effect flooring.

Second Floor Accommodation

Landing

Skylight window, radiator, loft access, doors to:

Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m)

Windows to front and rear, radiator, carpet.

Bedroom Three

10' 5" x 9' 8" (3.17m x 2.95m)

Windows to front and rear, storage cupboard, carpet, radiator.

Shower Room

Modern suite comprising walk-in shower cubicle, low level w.c. and wash hand basin, skylight window to front, radiator.

Outside

There is a large driveway leading to property and providing off road parking, as well as garage.

The rear garden is laid to patio and lawn with pergola seating area to rear, all enclosed by panel fencing.



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welcome to

Richard Day Walk, COLCHESTER

- Well Presented 3 Storey Home
- Spacious Living Accommodation
- Four Bedrooms
- Cloakroom & Shower Room
- Four Piece Family Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS119844 - 0003

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