



Fowler Road, Colchester, CO2 9FF

welcome to

Fowler Road, Colchester

This modern and well presented three double bedroom detached family home is situated on the south side of Colchester, around 4 miles driving distance and 2.5 miles walking distance of the city centre with its range of amenities and train station.



This spacious detached house could provide an ideal opportunity for a growing family and benefits from being situated at the end of a cul-de-sac adjacent to a greensward area.

Ground floor accommodation comprises entrance hall, cloakroom, spacious lounge with French doors onto patio, kitchen/dining room and separate lounge/snug. The first floor benefits from master bedroom with en suite shower room, two further double bedrooms and family bathroom.

Externally there is driveway parking, a garage and enclosed patio garden.

Entrance Door To:

Entrance Hall

Oak effect LVT flooring, stairs to first floor, radiator, cupboard, under floor heating.

Cloakroom

Low level w.c., wall mounted wash hand basin, radiator, LVT flooring, double glazed window to front,

Lounge / Snug

14' 1" max x 11' 1" max (4.29m max x 3.38m max)
Upvc double glazed window to front with made to measure shutter blinds, two radiators, oak effect LVT flooring.

Living Room

18' 1" x 14' 1" (5.51m x 4.29m)
Large extension with centrepiece lantern, oak effect LVT flooring, underfloor heating, floor to ceiling double glazed window to rear, two sets of double glazed double patio doors to garden.

Kitchen / Dining Room

25' 1" max x 8' 1" max (7.65m max x 2.46m max)

Kitchen Area

Upvc double glazed window to front with made to measure shutters, upvc double glazed window to side, work surfaces, one and a quarter bowl sink unit with flexi hose mixer tap, integrated appliances including single oven and four ring gas hob with extractor hood over + dishwasher + fridge/freezer, space and plumbing for washing machine, plenty of cupboards, granite flooring, pantry cupboard, wall mounted gas fired combi boiler, open plan to:

Dining Area

Double glazed window to side, radiator, granite flooring.

Store Room

7' 1" into wardrobe x 3' 1" (2.16m into wardrobe x 0.94m)
Double glazed window to rear, built-in double wardrobe, oak effect LVT flooring, under floor heating.

First Floor Accommodation

Landing

Oak effect LVT staircase and flooring, radiator, double glazed window to rear, loft access, storage cupboard.

Master Bedroom

11' x 10' (3.35m x 3.05m)
Upvc double glazed window to front with made to measure shutter blinds, radiator, oak effect LVT flooring, door to:

En Suite

Modern three piece suite comprising double shower cubicle, low level w.c. and pedestal wash hand basin, vinyl flooring, radiator, double glazed window to rear.

Bedroom Two

14' 1" max x 8' max (4.29m max x 2.44m max)
Upvc double glazed window to front with made to measure shutter blinds, upvc double glazed window to side, laminate flooring, radiator.

Bedroom Three

10' 1" x 9' (3.07m x 2.74m)
Two upvc double glazed windows to side, radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over and screen, pedestal wash hand basin and low level w.c., radiator, LVT flooring, upvc double glazed window to front.

Outside

To the front of the property there is a driveway providing off road parking and leading to Garage. Side access gate to rear garden which is low maintenance and enclosed, being laid to patio.

There is a communal greensward to the side.

Agents Note

There is a service charge of £100 per annum payable to Trinity Estates.



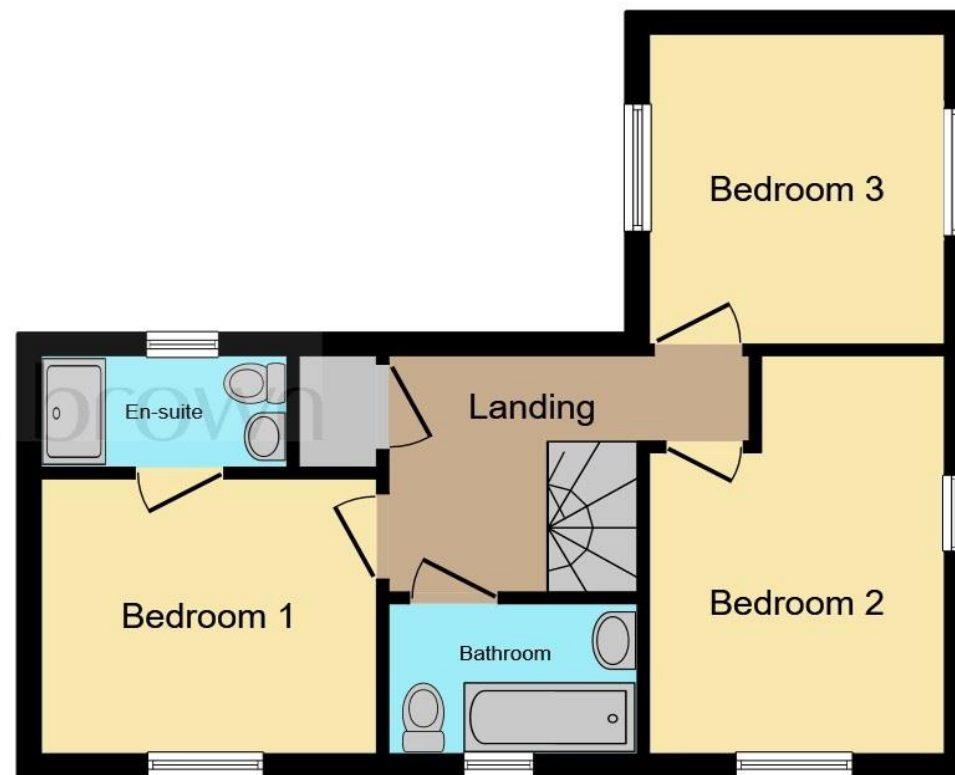
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Fowler Road, Colchester

- Modern Detached Family Home
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Double Bedrooms
- En Suite & Family Bathroom
- Driveway Parking & Garage
- Enclosed Patio Garden

Tenure: Freehold EPC Rating: C

Offers in excess of
£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120271 - 0007

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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