



**Flame Way, Colchester, CO4 5XA**

**welcome to**

## **Flame Way, Colchester**

This modern and well presented link detached house is situated on the north side of Colchester, offering excellent access to the A12, local amenities, facilities and schools. The property is also situated around 2 miles from Colchester's mainline train station with direct links to London.





**This modern and spacious family home benefits from accommodation arranged over three floors. Ground floor accommodation comprises entrance hall, cloakroom with utility area, lounge and kitchen/diner. The first floor offers bedroom with en suite and roof terrace, two further bedrooms and a family bathroom. The second floor offers the master bedroom and en suite. Externally there is an enclosed rear garden, parking and car port.**

#### **Entrance Door To:**

#### **Entrance Hall**

Stairs to first floor, tiled floor, radiator, doors to:

#### **Cloakroom / Utility**

Two piece suite comprising low level w.c. and vanity wash hand basin, karndean flooring, radiator, double glazed window to front. Space and plumbing for washing machine + tumble dryer, work surface, wall mounted boiler.

#### **Lounge**

15' 1" x 13' ( 4.60m x 3.96m )

Double glazed window to front, double glazed window to side, gas feature fireplace with hearth and mantle, carpet, two radiators.

#### **Kitchen / Diner**

15' 1" max x 14' max to cupboard ( 4.60m max x 4.27m max to cupboard )

Range of modern base and eye level units, under unit lighting, ceiling spotlights, work surfaces, inset one and a quarter sink and drainer unit with mixer tap, tiled splashbacks, integrated double oven and four ring gas hob with extractor over, space for appliances, radiator, double glazed window to front, double glazed windows and French doors to rear, tiled floor, cupboard under stairs.

### **First Floor Accommodation**

#### **Landing**

Airing cupboard, radiator, stairs to second floor, double glazed window to rear.

#### **Bedroom Two**

15' 1" max x 10' 1" max + wardrobe ( 4.60m max x 3.07m max + wardrobe )

Double glazed French doors leading to ROOF TERRACE enclosed by brick wall and laid to patio, double glazed window to side, built-in double wardrobe, radiator, door to:

#### **En Suite**

Three piece suite comprising double shower cubicle, wash hand basin and low level w.c., vinyl flooring, radiator, double glazed window to front.

#### **Bedroom Three**

11' max x 8' 1" max ( 3.35m max x 2.46m max )

Double glazed window to front, radiator, carpet.

#### **Bedroom Four**

11' max x 6' 1" max ( 3.35m max x 1.85m max )

L-shaped room with double glazed window to rear, laminate flooring, radiator.

#### **Family Bathroom**

Three piece suite comprising bath with shower over, wash hand basin and low level w.c., part tiled walls, Amtico flooring, radiator, double glazed window to front.

### **Second Floor Accommodation**

#### **Landing**

Skylight window to rear, door to:

#### **Master Bedroom**

15' 1" max x 13' 1" max ( 4.60m max x 3.99m max )

Vaulted ceiling, double glazed window to front, built-in wardrobe, radiator, sloping ceilings, door to:

### **En Suite**

Three piece suite comprising double shower cubicle, low level w.c. and wash hand basin, radiator, tiled flooring, sloping ceiling, skylight window to front.

### **Outside**

The property benefits from off road parking and car port.

There is an enclosed rear garden which is laid to lawn and patio.

### **Agents Note**

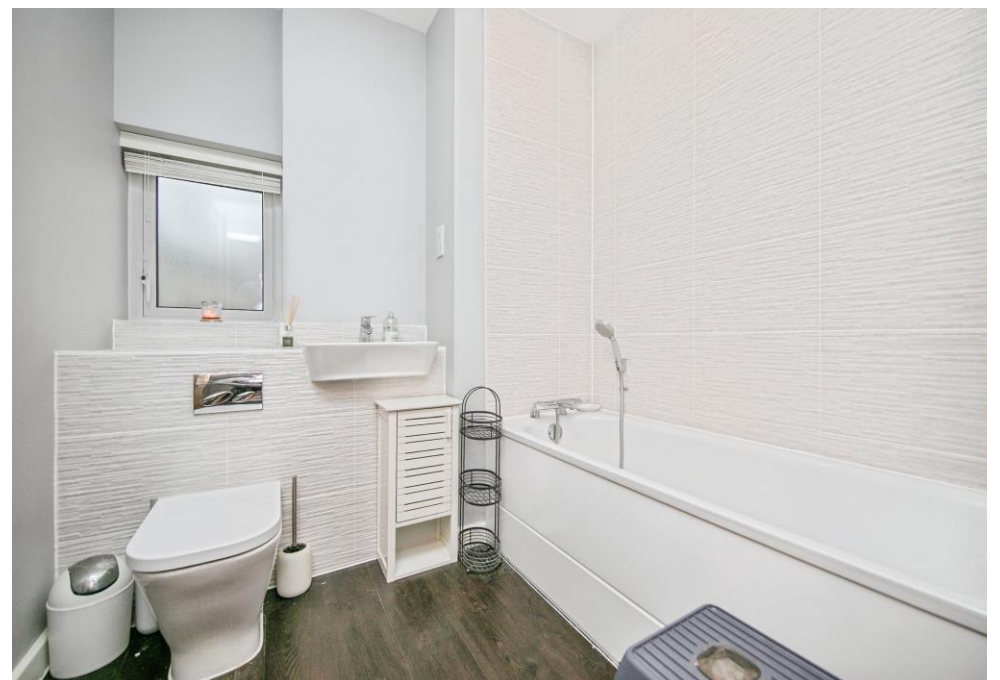
The vendor advises us that there is a management charge applicable to the property of approximately £75 per quarter (TBC).



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## Flame Way, Colchester

- Modern Link Detached House
- Spacious Living Accommodation
- Cloakroom With Utility Area
- Four Bedrooms
- Two En Suites & Family Bathroom
- Roof Terrace
- Enclosed Rear Garden & Car Port

Tenure: Freehold EPC Rating: Awaited



**£475,000**

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



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Property Ref:  
CCS120365 - 0002

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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.



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