



Melbourne Chase, Colchester, CO2 8UE

welcome to

Melbourne Chase, Colchester

This spacious detached family home is situated in a cul-de-sac position on the outskirts of Colchester, offering good access to local amenities, schools and green spaces.



This detached house is situated on the south side of Colchester and could be an ideal home for the growing family.

Ground floor accommodation comprises entrance hall, cloakroom, 19 ft lounge with doors onto the garden and kitchen/breakfast room. The first floor offers four good size bedrooms and a family bathroom. Externally there is off road parking, a garage and an enclosed rear garden.

Entrance Door To:

Entrance Hall

Karndean flooring, radiator, stairs to first floor, door to Utility/Garage, doors to Cloakroom, Kitchen & Lounge/Diner:

Cloakroom

Low level w.c., wash hand basin, heated towel rail, karndean flooring, tiled walls, upvc double glazed window to front.

Lounge

19' x 11' 1" (5.79m x 3.38m)

Upvc double glazed window to rear, upvc double glazed sliding doors to rear garden, log burner, two radiators, karndean flooring.

Kitchen

15' x 6' 1" (4.57m x 1.85m)

Upvc double glazed window to front, range of matching base and eye level units, roll top work surfaces, inset sink and drainer unit, double eye level oven and hob, integrated microwave, integrated dishwasher, space for fridge/freezer, karndean flooring.

Garage / Utility

With power and light available and roller door to front.

First Floor Accommodation

Landing

Loft access, carpet, doors to:

Bedroom One

12' x 10' (3.66m x 3.05m)

Upvc double glazed window to rear, radiator, carpet.

Bedroom Two

10' x 8' 1" (3.05m x 2.46m)

Upvc double glazed window to front, radiator, oak flooring.

Bedroom Three

9' x 8' 1" (2.74m x 2.46m)

Upvc double glazed window to rear, radiator, carpet.

Bedroom Four

8' 1" x 8' 1" (2.46m x 2.46m)

Upvc double glazed window to front, radiator, carpet.

Family Bathroom

Upvc double glazed window to side, panel enclosed bath with shower over, wash hand basin, low level w.c., tiled walls, heated towel rail, cushion flooring.

Outside

There is a low maintenance rear garden with mature borders, all enclosed by panel fencing,

There is a driveway providing off road parking and Garage.



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welcome to

Melbourne Chase, Colchester

- Spacious Detached Family Home
- Generous Living Accommodation
- Ground Floor Cloakroom
- Four Good Size Bedrooms
- Family Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£375,000



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:
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