









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.













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

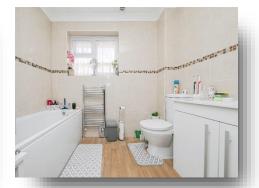
£375,000





Living/Dining Room

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 inspections(). Powered by www.focalagent.or.

check out more properties at williamhbrown.co.uk



Property Ref: CCS120548 - 0004 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 quidance 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.





01206 577772

Coople



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG

Please note the marker reflects the

postcode not the actual property

Map data ©2025



williamhbrown.co.uk

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.