



Cordelia Drive, Colchester, CO4 6AZ

welcome to

Cordelia Drive, Colchester

This modern four bedroom townhouse is situated on the north side of Colchester on the popular Chesterwell Development, offering excellent access to shops, amenities, schools and transport links. The property is also situated opposite Mile End Sports Centre & park.



Early viewing is advised of this four bedroom family home offering beautifully presented accommodation arranged over three floors.

Ground floor accommodation comprises entrance hall, cloakroom, kitchen/breakfast room and lounge.

The first floor offers two bedrooms, one with en suite shower room.

The top floor offers two further bedrooms and a family bathroom.

Externally there is an enclosed rear garden and two allocated parking spaces.

Entrance Door To:

Entrance Hall

Wood effect flooring, radiator, stairs to first floor, doors to:

Cloakroom

Wood effect flooring, low level w.c., wash hand basin, radiator.

Lounge

15' 6" x 13' 2" max (4.72m x 4.01m max)

Wood effect flooring, two radiators, upvc double glazed window to front, upvc double glazed window and doors to rear.

Kitchen / Dining Room

15' 5" max x 12' 3" max (4.70m max x 3.73m max)

Wood effect flooring, radiator, upvc double glazed windows to front and rear, range of base and eye level units, roll edge work surfaces, inset sink and drainer unit, space for range style cooker with stainless steel splashback and extractor over, integrated dishwasher + washing machine + fridge/freezer.

First Floor Accommodation

Landing

Radiator, carpet, airing cupboard, doors to:

Bedroom One

15' 2" max x 13' 1" max (4.62m max x 3.99m max)

Upvc double glazed windows to front and rear, carpet, radiator, built-in wardrobes, door to Shower Room.

En Suite Shower Room

Wood effect flooring, radiator, double shower cubicle, wash hand basin, low level w.c., heated towel rail, part tiled walls, upvc double glazed window to front.

Bedroom Two

15' 2" max x 12' 5" max (4.62m max x 3.78m max)

Upvc double glazed windows to front and rear, radiator, carpet.

Second Floor Accommodation

Landing

Carpet, radiator, loft access, velux skylight, doors to:

Bedroom Three

11' 2" max x 11' 2" max (3.40m max x 3.40m max)

Upvc double glazed window to rear, carpet, radiator, built-in wardrobe.

Bedroom Four

11' 2" max x 11' max (3.40m max x 3.35m max)

Upvc double glazed window to rear, carpet, radiator, built-in wardrobe.

Bathroom

Wood effect flooring, modern four piece suite comprising panel enclosed bath with shower hose attachment, shower cubicle, concealed cistern w.c. and wall mounted wash hand basin, part tiled walls, wood effect flooring, radiator, upvc double glazed window to front.

Outside

The rear garden is partly laid to lawn with patio area, with laurel hedge that separates an additional paved patio area and garden shed, all enclosed by panel fencing.

There are two allocated parking spaces.



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welcome to

Cordelia Drive, Colchester

- Modern Three Storey Town House
- Spacious Living Accommodation
- Four Bedrooms
- Cloakroom, En Suite & Family Bathroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Early Viewing Advised

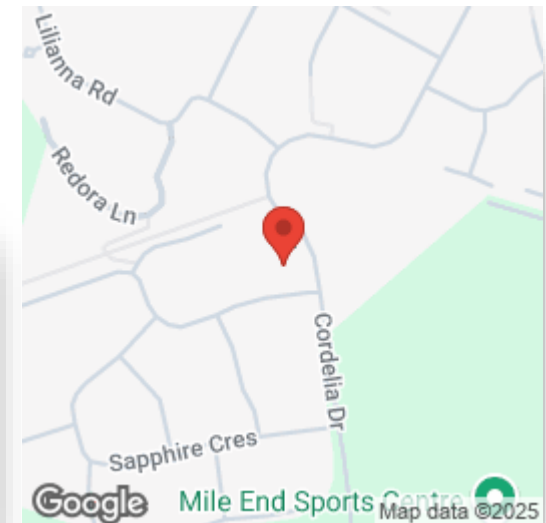
Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers in excess of

£400,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120643 - 0005

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