



Cowper Crescent, Colchester, CO4 5XT

welcome to

Cowper Crescent, Colchester

This modern four bedroom family home is situated on the north side of Colchester, within walking distance of local amenities, supermarkets, schools, general hospital and Highwoods Country Park. North station is also within easy reach (0.6 miles approx) with direct links to London in approx 50 mins.



Early viewing is advised of this beautifully presented town house built in 2012, offering spacious accommodation over three floors with higher than average ceilings up to 2.5 m (8' 2") . The property is located a very short walk from Queen Boudica Primary School and Nannas Day Nurseries.

The ground floor offers entrance hall, spacious dining area, modern kitchen with doors onto the garden, cloakroom and bedroom/study.

The first floor offers large open plan living/family room with library area and Juliette balcony (this floor was formerly separated into living room and bedroom).

The top floor offers master bedroom with en suite shower room, 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 flooring, radiator, stairs to first floor, door to Dining Room & Study.

Study / Bedroom Four

8' 11" x 6' 7" (2.72m x 2.01m)

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

Dining Area

11' 9" + cupboard x 8' 6" (3.58m + cupboard x 2.59m)

Wood flooring, cupboard under stairs, radiator, leading to:

Kitchen

15' 3" max x 13' 7" max (4.65m max x 4.14m max)

Wood flooring, matching base and eye level units, roll top work surfaces, inset sink and drainer unit, oven and electric hob, dishwasher, fridge/freezer, washing machine, upvc double glazed sliding doors to garden, door to:

Cloakroom

Low level w.c., wash hand basin, tiled floor, part tiled walls, radiator.

First Floor Accommodation

Landing

Wood flooring, radiator, stairs to second floor, door to:

Living / Family Room

28' 5" max x 15' 3" max (8.66m max x 4.65m max)

L-shaped room with wood flooring, three radiators, upvc double glazed windows and Juliet balcony to rear, upvc double glazed window to front. (Please note: this room was formerly separated into a Living Room and Bedroom).

Second Floor Accommodation

Landing

Wood flooring, loft access, doors to:

Bedroom One

11' 5" x 10' 9" (3.48m x 3.28m)

Wood flooring, wardrobe, upvc double glazed window to rear, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, heated towel rail, tiled walls and flooring.

Bedroom Two

10' 4" x 8' (3.15m x 2.44m)

Wood flooring, upvc double glazed window to front, radiator.

Bedroom Three

6' 9" x 6' 7" (2.06m x 2.01m)

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

Bathroom

Panel enclosed bath, low level w.c., wash hand basin, heated towel rail, tiled floor and walls.

Outside

The rear garden is laid to lawn with patio, all enclosed by panel fencing.

The property benefits from two allocated parking spaces.

Agents Note

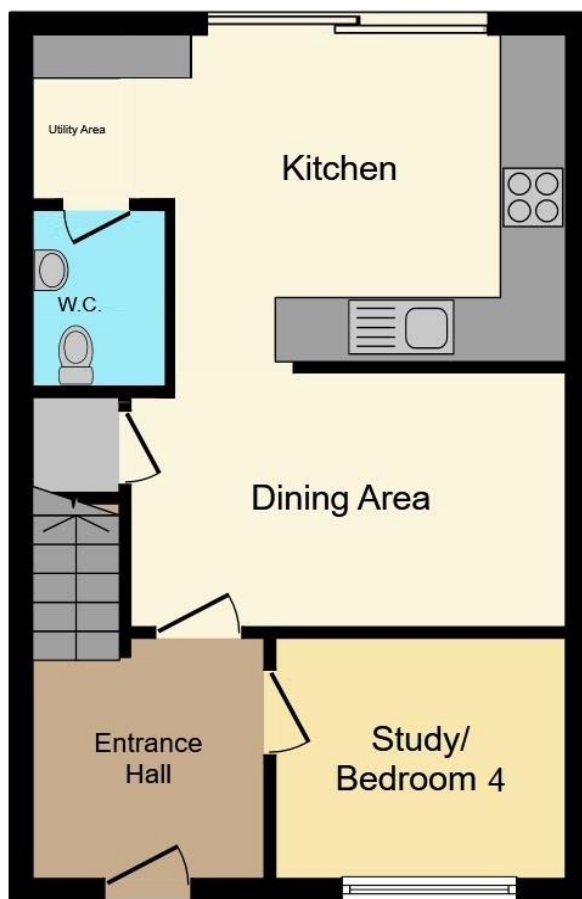
There are estate management charges payable of approximately £95.69 per 6 months.



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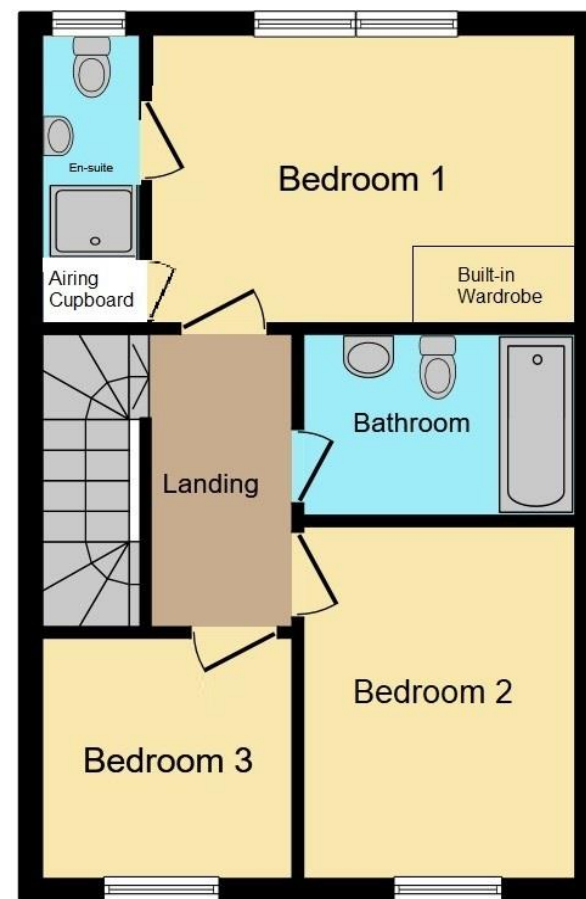




Ground Floor



First Floor



Second 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

Cowper Crescent, Colchester

- Modern Three Storey Town House
- Spacious Kitchen & Dining Areas
- 28 ft Living / Family Room To First Floor
- Four Bedrooms
- Cloakroom, En Suite & Bathroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces

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

Offers in excess of
£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120683 - 0006

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william h brown



01206 577772



Colchester@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)