



**Berechurch Hall Road, COLCHESTER CO2 9PN**



**welcome to**

**Berechurch Hall Road, COLCHESTER**

This attractive four bedroom family home is situated on the south side of Colchester within close proximity of primary school, local amenities and green spaces. The property offers generous accommodation and could be ideal for the growing family.



*Early viewing is advised of this well presented modern linked house situated on Berechurch Hall Road, Ground floor accommodation comprises entrance hall, cloakroom, spacious lounge/diner and modern kitchen/breakfast room. The first floor offers master bedroom with en suite shower room, three further bedrooms and a family bathroom. Externally there is ample off street parking and an enclosed rear garden with converted office space.*

### Entrance Door To:

### Entrance Hall

Wooden flooring, radiator, built-in cupboard, stairs to first floor, doors to:

### Cloakroom

Laminate wood flooring, low level w.c., wash hand basin, heated towel rail, frosted double glazed window to side.

### Lounge / Diner

24' 10" max x 14' 5" max ( 7.57m max x 4.39m max )

Double glazed window to front, two built-in cupboards, laminate wood flooring, radiator, double doors to:

### Kitchen

16' max x 10' 11" max ( 4.88m max x 3.33m max )

Double glazed window to rear, double glazed bifolding doors to rear, comprehensive range of modern matching base and eye level units, work surfaces, inset sink and drainer, integrated eye level double oven, integrated hob with extractor over, integrated appliances, space for dishwasher, cupboard housing boiler, under-unit lighting, kickboard lighting, breakfast bar, radiator, laminate wood flooring, ceiling spotlights.

### First Floor Accommodation

### Landing

Airing cupboard, radiator, carpet, doors to:

### Bedroom One

11' 2" x 10' 5" ( 3.40m x 3.17m )

Double glazed doors to Juliet balcony, radiator, carpet, pitched roof with two velux windows and wooden beams, door to:

### En Suite Shower Room

Modern suite comprising walk-in double shower, pedestal wash hand basin and low level w.c., heated towel rail, vinyl flooring, pitched roof with vellum window.

### Bedroom Two

13' 6" max x 9' max ( 4.11m max x 2.74m max )

Double glazed window to front, radiator.

### Bedroom Three

12' 3" max x 6' 5" max ( 3.73m max x 1.96m max )

Double glazed window to front, radiator, storage cupboard.

### Bedroom Four

10' 7" max to wardrobes x 6' 5" max ( 3.23m max to wardrobes x 1.96m max )

Double glazed window to side, radiator, built-in wardrobes.

### Family Bathroom

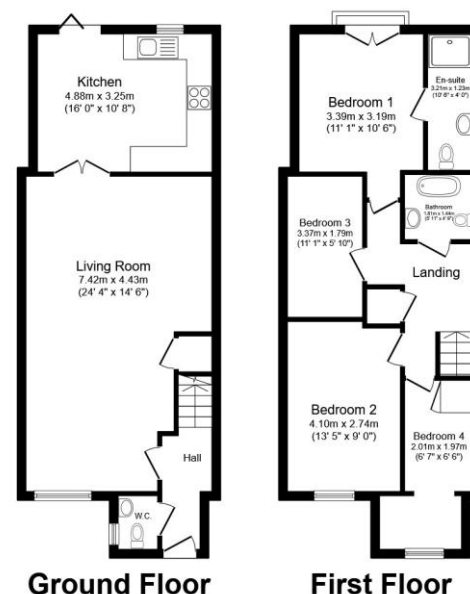
Modern white suite comprising free standing bath tub with central tap, wash hand basin and low level w.c., tiled walls and flooring, spotlights, heated towel rail, double glazed window to side.

### Outside

There is a generous paved driveway providing off street parking for several cars and giving access to Garage which has been part converted.

There is a generous rear garden which comprises of lawn and patio sections, all enclosed by high level fencing.

There is a personal door giving access to the Garage Conversion which can be a useful Office Space/Studio.



Total floor area 98.9 m<sup>2</sup> (1,065 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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## Berechurch Hall Road, COLCHESTER

- Spacious & Well Presented Family Home
- Spacious Living Accommodation
- Modern Kitchen/Breakfast Room
- Cloakroom, En Suite & Family Bathroom
- Four Bedrooms
- Off Street Parking
- Enclosed Rear Garden With Converted Office

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



£425,000



Please note the marker reflects the  
postcode not the actual property

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