



**Magazine Farm Way, Colchester, CO3 4ER**



**welcome to**

**Magazine Farm Way, Colchester**

This three bedroom semi detached house is situated in the ever popular PRETTYGATE area of Colchester, offering excellent access to popular schools, amenities and transport links such as the A12.



**Early viewing is advised of this spacious and beautifully presented semi detached family home situated on the sought-after west side of Colchester.**

**Ground floor accommodation comprises entrance hall, cloakroom/utility room, large lounge/diner and kitchen.**

**The first floor offers three bedrooms and a modern family bathroom.**

**Externally there is a driveway providing off road parking, garage and enclosed rear garden.**

#### **Entrance Door To:**

##### **Entrance Hall**

Marble tiled flooring, stairs to first floor with under stairs storage, double glazed windows to front and side, doors to:

##### **Utility / Cloakroom**

Shower cubicle, low level w.c., wash hand basin, space for washing machine, marble tiled floor and walls.

##### **Lounge Area**

22' 8" x 11' 7" max ( 6.91m x 3.53m max )  
Marble tiled flooring, underfloor heating, double glazed bay window to front, opening to:

##### **Dining Area**

9' 5" x 7' ( 2.87m x 2.13m )  
Double glazed window and sliding doors to garden, marble tiled floor with underfloor heating, door to:

##### **Kitchen**

10' max x 9' 8" max ( 3.05m max x 2.95m max )  
Marble tiled floor, underfloor heating, range of base and eye level units, work surfaces, inset sink and drainer unit, integrated cooker and fridge/freezer, integrated dishwasher, boiler, double glazed windows to side and rear, double glazed door to garden.

#### **First Floor Accommodation**

##### **Landing**

Loft hatch, wooden flooring, doors to:

##### **Bedroom One**

12' 8" max into bay + door recess x 11' 7" max ( 3.86m max into bay + door recess x 3.53m max )  
Wooden flooring, double glazed bay window to front, radiator.

##### **Bedroom Two**

14' 8" max x 9' 9" max ( 4.47m max x 2.97m max )  
Wooden flooring, double glazed window to rear, radiator.

##### **Bedroom Three**

9' 3" x 8' 9" ( 2.82m x 2.67m )  
Wooden flooring, double glazed window to front, radiator.

##### **Bathroom**

Panel enclosed bath, shower cubicle, low level w.c., wash hand basin, marble tiled floor and walls, frosted double glazed window to rear, heated towel rail.

##### **Outside**

There is a driveway to the front of the property providing off road parking and giving access to the Garage.

The rear garden commences with large patio area, the remainder being laid to lawn, all enclosed by panel fencing.



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## Magazine Farm Way, Colchester

- Well Presented Semi Detached House
- Spacious Living Accommodation
- Ground Floor Cloakroom/Utility
- Three Bedrooms
- Modern Kitchen & Bathroom
- Enclosed Rear Garden
- Driveway Parking & Garage

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

offers in excess of  
**£400.000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS121160 - 0002

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