



Ernest Fancy Lane, Colchester, CO4 9AN

welcome to

Ernest Fancy Lane, Colchester

£375,000-£400,000 Guide. This stylish LINK-DETACHED HOUSE is BEAUTIFULLY PRESENTED making the PERFECT HOME FOR GROWING FAMILIES. Situated on this SOUGHT-AFTER DEVELOPMENT built in 2017 and ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120. Early viewing recommended.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Hallway

Radiator, Amtico flooring, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin with mixer tap, tiled splashbacks, radiator and Amtico flooring.

Living Room

14' 4" into bay x 14' (4.37m into bay x 4.27m)
Double glazed bay window to the front aspect, two radiators and Amtico flooring.

Kitchen / Dining Room

22' x 9' 2" max (6.71m x 2.79m max)
Double glazed French doors opening onto the rear garden, two double glazed windows to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, extensive range of high-gloss wall and floor mounted matching cupboards and drawers (housing the 'Potterton' boiler), built-in electric oven with four-ring gas hob and cooker hood over, Stainless Steel splashback, plumbing for a washing machine and dishwasher, built-in understairs cupboard, radiator and Amtico flooring.

First Floor Landing

Access to the loft, built-in airing cupboard (housing the water tank with shelving) and doors leading to;

Bedroom One

12' 6" into wardrobes x 10' 6" max (3.81m into wardrobes x 3.20m max)
Double glazed window to the front aspect, built-in wardrobe with sliding doors, radiator and a door leading to:

En-Suite Shower Room

Obscure double glazed window to the side aspect, double shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap, low level WC, radiator, extractor fan and part tiled walls.

Bedroom Two

12' 8" x 11' 4" max (3.86m x 3.45m max)
Double glazed window to the rear aspect, dado rail and a radiator.

Bedroom Three

9' 2" x 7' 10" max (2.79m x 2.39m max)
Double glazed window to the rear aspect and a radiator.

Family Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap, wash hand basin with mixer tap, low level WC, radiator, extractor fan and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, external tap and external lighting.

Garage

23' x 9' (7.01m x 2.74m)
Electric roller door to the front, door to the side (for access from the garden), boarded loft storage space with power and lighting connected.

Parking

The driveway can be found to the side of the property providing off road parking.



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Ernest Fancy Lane, Colchester

- Three Bedrooms
- Link-Detached Family House
- High-Gloss Kitchen/Dining Room
- En-Suite to the Master Bedroom
- Living Room with Bay Window

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

guide price

£375,000-£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109267 - 0003

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