



Flame Way, Colchester, CO4 5XA

welcome to

Flame Way, Colchester

This exceptional MODERN FAMILY HOUSE is BEAUTIFULLY PRESENTED THROUGHOUT providing SUBSTANTIAL ACCOMMODATION spread over three floors. Situated in COLCHESTER'S NORTHERN GATEWAY the property is ideal for LOCAL SCHOOLS, Highwoods Country Park, COLCHESTER NORTH STATION and the A12/A120.



Entrance

The property is entered via the front door leading to:

Entrance Hall

Double glazed window to the front aspect, built-in understairs cupboard, radiator, inset spotlights, stairs rising to the first floor and doors leading to;

Utility / Cloakroom

Low level WC, wash hand basin with mixer tap, tiled splashbacks, plumbing for a washing machine, radiator, extractor fan and inset spotlights.

Kitchen / Dining Area

19' 4" x 9' 6" (5.89m x 2.90m)

Double glazed window to front aspect, one-and-a-half bowl sink and drainer inset to the work top, range of wall and floor mounted cupboards and drawers (housing the Potterton boiler), integral fridge, freezer and dishwasher, built-in electric double oven with four-ring gas hob and cooker hood over, inset spotlights and open access to:

Lounge

16' 10" x 10' 6" (5.13m x 3.20m)

Double glazed windows to the rear and side aspects, radiator and double glazed French doors leading to:

Conservatory

15' 6" x 9' 2" (4.72m x 2.79m)

Double glazed French doors opening onto the rear garden with double glazed windows to the rear and side aspects.

First Floor Landing

Radiator, stairs rising to the second floor and doors leading to;

Bedroom One

14' 4" x 9' 2" max (4.37m x 2.79m max)

Double glazed window to the front aspect, built in wardrobe, radiator, inset spotlights, double glazed French doors to the side opening onto the roof terrace and a door to leading to:

En-Suite Shower

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

Bedroom Two

15' x 9' 6" (4.57m x 2.90m)

Double glazed window to the rear aspect, radiator, inset spotlights and a double glazed door opening onto the roof terrace.

Roof Terrace

18' 10" x 11' (5.74m x 3.35m)

The private roof terrace offers a paved patio area providing additional outdoor space.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and adjustable shower head, wash hand basin with mixer tap, low level WC, built-in cupboard (housing the water tank), radiator, extractor fan, inset spotlights and part tiled walls.

Second Floor Landing

Access to the loft and doors leading to;

Bedroom Three

13' 2" x 12' into dormer max (4.01m x 3.66m into dormer max)

Double glazed dormer window to the front, built-in eaves cupboard, radiator and inset spotlights.

Bedroom Four

16' into dormer x 9' 2" max (4.88m into dormer x 2.79m max)

Double glazed dormer window to the rear aspect, built-in eaves cupboard, radiator and inset spotlights.

Shower Room

Double glazed Keylite skylight window to the rear aspect, double shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap, low level WC, radiator, extractor fan, inset spotlights and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a wooden shed to the rear.

Carport

The double length carport is block paved and gated to the front with gas and electric meters.



view this property online williamhbrown.co.uk/Property/CSJ109627



welcome to

Flame Way, Colchester

- Four Bedroom Townhouse
- Stylish Kitchen/Dining Area
- Lounge and Conservatory
- En-Suite to the Master Bedroom
- Bathroom and Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£465,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109627



Property Ref:
CSJ109627 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk