



**Memorial Way, Colchester, CO4 9AU**

**welcome to**

**Memorial Way, Colchester**

**\*\*GUIDE PRICE £460,000 TO £475,000\*\***This outstanding DETACHED HOUSE is EXCEPTIONALLY WELL-PRESENTED making the PERFECT HOME FOR GROWING FAMILIES. Situated on this SOUGHT-AFTER DEVELOPMENT built in 2017 the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120.



### Entrance

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

### Hallway

Obscure double glazed window to the front aspect, built-in understairs cupboard, stairs rising to the first floor and doors leading to;

### Cloakroom

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

### Living Room

18' 6" into bay x 11' 6" max ( 5.64m into bay x 3.51m max )  
Double glazed bay window to the front aspect and a radiator.

### Kitchen / Dining / Family Room

20' x 14' 8" max ( 6.10m x 4.47m max )  
Double glazed French doors opening onto the rear garden flanked with double glazed windows, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, extensive range of grey high-gloss wall and floor mounted matching cupboards and drawers (housing the Ideal Logic boiler), integral fridge, freezer, washing machine and dishwasher, built-in electric double oven with four-ring gas hob and cooker hood over, radiator and inset spotlights.

### First Floor Landing

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

### Bedroom One

15' into bay x 9' 10" ( 4.57m into bay x 3.00m )  
Double glazed bay window to the front aspect, 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, chrome heated towel rail, shaver point, extractor fan, inset spotlights and part tiled walls.

### Bedroom Two

11' 4" x 9' 10" ( 3.45m x 3.00m )  
Double glazed window to the rear aspect and a radiator.

### Bedroom Three

9' 10" x 8' ( 3.00m x 2.44m )  
Double glazed window to the rear aspect and a radiator.

### Bedroom Four

9' 10" x 9' 4" max ( 3.00m x 2.84m max )  
Double glazed window to the front aspect and a radiator.

### Family Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap, adjustable shower head with mixer tap, wash hand basin with mixer tap, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights and part tiled walls.

### Rear Garden

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

### Studio / Office

10' 10" x 7' 6" ( 3.30m x 2.29m )  
Timber constructed with part double glazed double doors to the front, double glazed windows to the front and side, electric heater and laminate flooring.

### Garage

23' x 9' ( 7.01m x 2.74m )  
Up-and-over door to the front, door to the side (for access via the rear garden), part boarded loft storage area and power/lighting connected.

### Parking

There is also a driveway to the side of the property proving further off road parking.

### Agent Note

Service charge for this property is £435.00 PA (£36.31 PCM).



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## Memorial Way, Colchester

- Four Bedrooms
- Detached Family House
- Kitchen/Dining/Family Room
- En-Suite to the Master Bedroom
- Attractive Rear Garden

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

guide price

**£460,000-£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109715 - 0004

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