



Apprentice Drive, COLCHESTER, CO4 5SE

welcome to

Apprentice Drive, COLCHESTER

This excellent FOUR/FIVE BEDROOM TOWNHOUSE is well-presented throughout providing SUBSTANTIAL FAMILY ACCOMMODATION spread over three floors. Situated on the popular BRAISWICK PARK ESTATE the property is ideal for LOCAL SCHOOLS, various shops and COLCHESTER NORTH STATION for London Liverpool Street.



Entrance

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

Entrance Hall

Built-in understairs cupboard, radiator, stairs rising to the first floor and doors leading to;

Study / Bedroom Five

11' 6" x 8' 2" (3.51m x 2.49m)

Double glazed window to the front aspect and a radiator.

Cloakroom

Low level WC, wash hand basin with mixer tap, radiator, extractor fan and part mosaic tiled walls.

Kitchen / Dining Room

15' x 13' (4.57m x 3.96m)

Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the work top, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, built-in cupboard, radiator, inset spotlights and tiled flooring.

First Floor Landing

Double glazed window to the front aspect, stairs rising to the second floor and doors leading to;

Living Room

15' x 13' (4.57m x 3.96m)

Two double glazed windows to the rear aspect, two radiators and inset spotlights.

Bedroom Three

17' 10" x 9' 10" (5.44m x 3.00m)

Dual aspect with double glazed windows to the front and rear aspects and two radiators.

Bedroom Four

10' 2" x 7' 8" (3.10m x 2.34m)

Double glazed window to the front aspect and a radiator.

Family Bathroom

Enclosed panel bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan and tiled walls.

Second Floor Landing

Access to the loft (boarded with a loft ladder), built-in airing cupboard (housing the Ideal boiler and water tank) and doors leading to;

Bedroom One

15' x 13' (4.57m x 3.96m)

Two double glazed windows to the rear aspect, built-in wardrobe, two radiators and a door leading to:

En-Suite Shower Room

Shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan and part tiled walls.

Bedroom Two

13' into wardrobes x 11' 6" max (3.96m into wardrobes x 3.51m max)

Double glazed window to the front aspect, built-in wardrobes and a radiator.

Rear Garden

The rear garden is partly block paved with a lawned area to the rear, a wooden summerhouse and further access via the side gate and garage/carport.

Garage / Carport

19' x 9' (5.79m x 2.74m)

Up and over door to the front with open access to the rear.

Parking

There is also a driveway to the front of the property providing off road parking for one vehicle (with boxed gas and electric meters).



check out more properties at williamhbrown.co.uk



welcome to

Apprentice Drive, COLCHESTER

- Four/Five Bedroom Townhouse
- Substantial Family Accommodation
- Study/Fifth Bedroom
- Well-Appointed Kitchen/Dining Room
- En-Suite to the Master Bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:

CSJ109697 - 0002

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.



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk