



## Prior Way, Colchester

**\*\*Chain Free\*\***

A beautifully presented 3-bedroom family home, offering spacious living areas and a thoughtfully designed layout that balances both comfort and practicality. Located in the highly desirable village of Braiswick, this property enjoys proximity to excellent local amenities, transport links, and outstanding schools, making it an ideal choice for family living.

Guide price £365,000

# Prior Way

Colchester, CO4



- South Facing Garden
- Large Corner Plot
- Walking Distance To Main Line Station
- Off-Street Parking
- Braiswick Village
- Contemporary Style
- Chain Free

## The Property

Upon entry, you are greeted by a welcoming entry hall which flows seamlessly into the living room, providing a comfortable space to relax and unwind. The living room opens up into a bright and airy dining area, perfect for entertaining.

At the rear of the property, the kitchen offers a practical layout with direct access to the garden, making outdoor dining and entertaining a breeze. Adjacent to the kitchen is a utility room with a second access point to the garden, providing additional space and convenience.

The property also benefits from a downstairs WC leading off the entry hall.

Upstairs, you'll find three well-proportioned bedrooms, each featuring built-in storage to keep your home organized and clutter-free. A family bathroom completes the upper floor.

## The Outside

The exterior of this delightful property is equally as appealing, offering a large corner plot with a south-facing rear garden that enjoys plenty of sunlight throughout the day. The garden is thoughtfully landscaped with seating areas, providing the perfect spot to relax and enjoy the outdoors. Well-maintained lawned areas offer ample space for children to play or for gardening enthusiasts to indulge in their hobbies.

To the side, the west-facing garden creates a lovely additional outdoor space that benefits from afternoon and evening sunshine.

At the front of the property, off-road parking is provided for your convenience.

## The Area

This is a rare opportunity to acquire an exceptionally beautiful home in the highly sought-after village of Braiswick. Offering a peaceful, residential retreat, Braiswick combines the charm of village living with the convenience of being just a stone's throw away from the vibrant heart of Colchester. Colchester itself boasts an impressive array of restaurants, bars, eateries, and entertainment options, ensuring there's always something to enjoy.

Braiswick is well-connected, with excellent transport links by both road and rail. North Station is just a short walk away, providing direct trains to London in under an hour. The village is also home to outstanding local nurseries and primary schools, making it an ideal location for families.

Within easy walking distance of the property, you'll find a wealth of amenities, including golf clubs and a bowls green, offering a variety of leisure options right on your doorstep.

## Further Information

Tenure - Freehold

Council Tax - Colchester Band C

Mains Sewage, Water and Gas

Construction - Brick

Sellers Position - Chain Free





Floor Plan

