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DAVID MARTIN  
GROUP

**Bolsin Drive**  
Colchester, CO4 5FD

**Guide Price £350,000 - £360,000**

EPC Rating 'TBC'

- Four Bedroom Town House
- Lounge and Separate Dining Room
- Garage & Parking
- En suite Shower Room







## Property Description

David Martin are delighted to offer for sale this four-bedroom townhouse, situated in the desirable North Colchester area, offering modern living with excellent access to local amenities and transport links. Conveniently located near Colchester General Hospital, this property is perfect for professionals and families alike. The ground floor features an entrance hall, a cloakroom, a lounge, and a separate dining room. The kitchen provides direct access to the enclosed garden. On the first floor, you'll find the principal bedroom with an en-suite bathroom. A second bedroom is also located on this level, along with the family bathroom. The second floor hosts two further bedrooms and an additional cloakroom for added convenience. This property also benefits from a garage and off-road parking. With excellent transport links, including easy access to the A12 and Colchester North Station, as well as nearby schools, shopping facilities, and green spaces.



#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall with stairs rising to first floor landing, radiator, door to:

#### LOUNGE

15' x 10' 10" (4.57m x 3.3m) Window to front aspect, radiator, door to:

#### DINING ROOM

10' 3" x 8' 10" (3.12m x 2.69m) Being well lit by full glazed double doors to rear aspect, radiator, door to:



#### KITCHEN

10' 10" x 8' 8" (3.3m x 2.64m) Comprehensively fitted with a range of units comprising of a one and a half sink with drainer and mixer tap inset to worksurface with appliance storage and drawers and cupboards under, splash tiling, integrated electric oven and hob with extractor over, fridge/freezer, washing machine and dishwasher, tiled floor, window and half glazed door to rear aspect.

#### CLOAKROOM

Low flush WC, pedestal wash hand basin, radiator.

#### LANDING

Stairs rising to second floor landing, storage cupboard housing gas fired boiler, radiator, door to:



#### BEDROOM ONE

11' 8" x 10' 4" (3.56m x 3.15m) Window to front aspect, radiator, fitted wardrobe, door to:

#### ENSUITE SHOWER ROOM

White suite comprising of low flush WC, wash hand basin inset to vanity unit, shower cubical, splash tiling, window to front aspect.

#### BEDROOM FOUR

10' x 8' 10" (3.05m x 2.69m) Window to rear aspect, radiator.



#### FAMILY BATHROOM

White suite comprising of low flush WC, wash hand basin, panel bath, splash tiling, window to rear aspect, radiator.

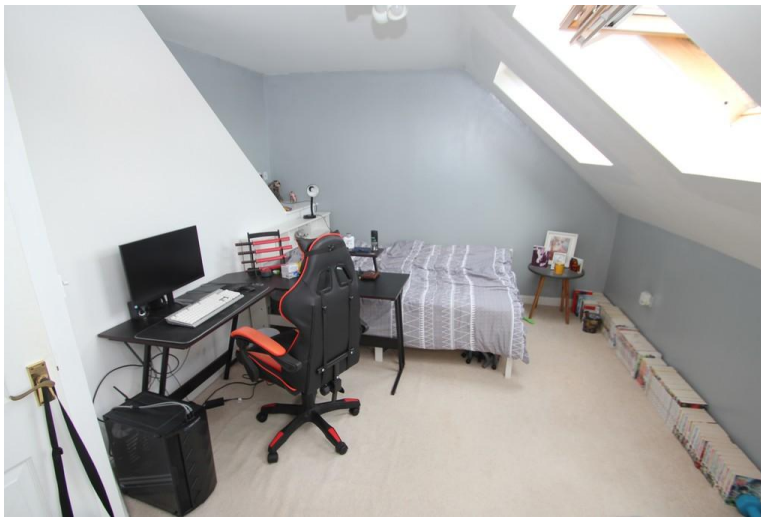
#### SECOND FLOOR LANDING

Radiator, door to:

#### BEDROOM TWO

15' x 10' 4" (4.57m x 3.15m) Max Measurement Sky light windows to rear aspect, radiator, fitted wardrobe.





### BEDROOM THREE

16' 4" x 9' 2" (4.98m x 2.79m) Max Measurement  
Window to front aspect, radiator, fitted storage cupboard.

### CLOAKROOM

Low flush WC, pedestal wash hand basin, radiator, access to loft space.

### OUTSIDE

The front garden is laid to lawn with, shared vehicle access to side.

### REAR GARDEN

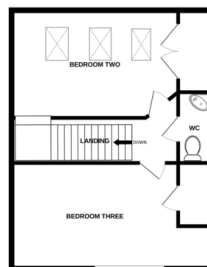
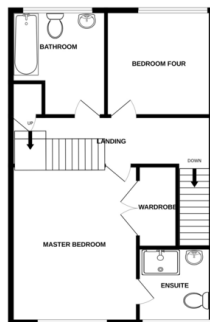
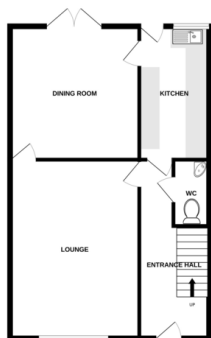
Being enclosed by fencing the garden is laid to lawn with patio area to the rear of the property, garage situated to rear of the property with up and over door, the vendor has advised us the property has parking to the front of the garage.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Houspace (2020).



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements