

**Fenwick Drive, Colchester
CO1 2TN
£400,000 Freehold**

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- FANTASTIC LOCATION CLOSE TO CITY CENTRE
- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- CONTEMPORARY FITTED
- LOUNGE
- HOME OFFICE/STUDY
- FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- GARAGE & OFF ROAD PARKING
- CLOSE TO AMENITIES & GREEN SPACES

**** FANTASTIC LOCATION - CLOSE TO CITY CENTRE ****

This stunning three bedroom detached house is ideally located within walking distance to the City Centre, you are close to local amenities, riverside walks, sports centre as well as the mainline train station which has direct links to London Liverpool Street.

The house comprises of a well appointed contemporary kitchen, complete with dining space for family meals. The spacious lounge, home office/study and downstairs cloakroom complete the ground floor. To the first floor you will find three double bedrooms, the principal bedroom features an En-suite shower-room as well as built in wardrobes providing an efficient and elegant storage solution. The modern family bathroom provides convenience and privacy for all household members.

To the outside you have a front garden which provides privacy and a rear garden with decking and space for the family to enjoy. There is off road parking and a garage which offers secure parking or extra storage space, as required. This property is ideal for families, offering plenty of space, a great location, and a warm, welcoming atmosphere. With its practical layout and stylish interiors, this detached house is a wonderful place to call home.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC entrance door, laminate flooring, centre light, radiator, storage cupboard. Stairs to first floor landing.

LOUNGE

15' 3" x 14' 10" (4.64m x 4.52m)

French doors to rear aspect, window to side aspect, laminate flooring, inset spot lights, radiator, feature fireplace.

KITCHEN/DINER

15' 1" x 14' 1" (4.59m x 4.29m)

Window to front and rear aspects, door to rear. Laminate flooring, inset spot lights, radiator. Range of contemporary wall and base units with contrasting work top, 1½ bowl stainless steel sink/drainers, gas hob with extractor over, NEFF double oven, integrated dishwasher and washing machine, space for dining table and chairs.

HOME OFFICE/STUDY

9' 7" x 8' 2" (2.92m x 2.49m)

Window to front aspect, carpet flooring, centre light, radiator.

CLOAKROOM

7' 10" x 5' 0" (2.39m x 1.52m)

Tiled flooring, centre light, radiator. Low level WC and wall mounted wash basin, partially tiled walls.



FIRST FLOOR LANDING

Carpet flooring, centre light, airing cupboard, loft access hatch.

PRINCIPAL BEDROOM

14' 11" x 12' 7" (4.54m x 3.83m)

Window to side and rear aspects, carpet flooring, centre light, radiator, two double built-in wardrobes.

EN-SUITE SHOWER ROOM

8' 7" x 3' 10" (2.61m x 1.17m)

Laminate flooring, inset spot lights. Shower enclosure, low level WC and pedestal wash hand basin, heated towel rail, partially tiled walls.

BEDROOM TWO

14' 10" x 11' 5" (4.52m x 3.48m)

Window to front aspect, carpet flooring, centre light, radiator.

BEDROOM THREE

14' 1" x 8' 6" (4.29m x 2.59m)

Windows to front and rear aspects, laminate flooring, centre light, radiator.

FAMILY BATHROOM

7' 3" x 6' 3" (2.21m x 1.90m)

Tiled flooring, inset spot lights. Panelled bath with shower over and shower screen, low level WC and wall mounted hand basin, heated towel rail, partially tiled walls.

EXTERIOR

FRONT

Iron railing with hedging, low maintenance slate chippings.

REAR

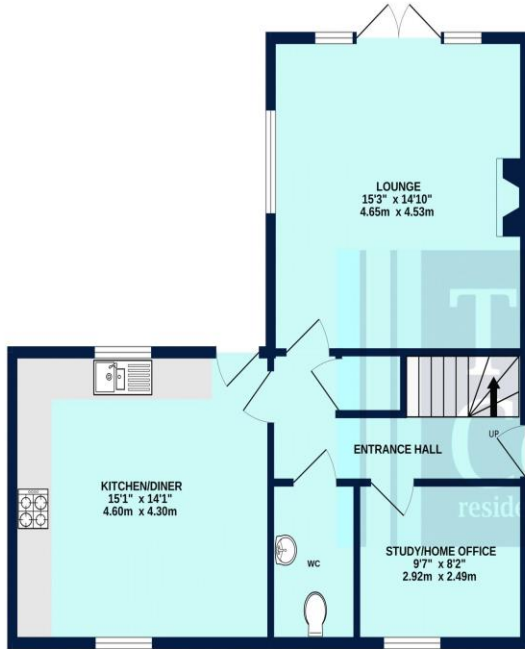
Walled garden with decking, laid to lawn, patio, access to parking, garage with power, off road parking space.



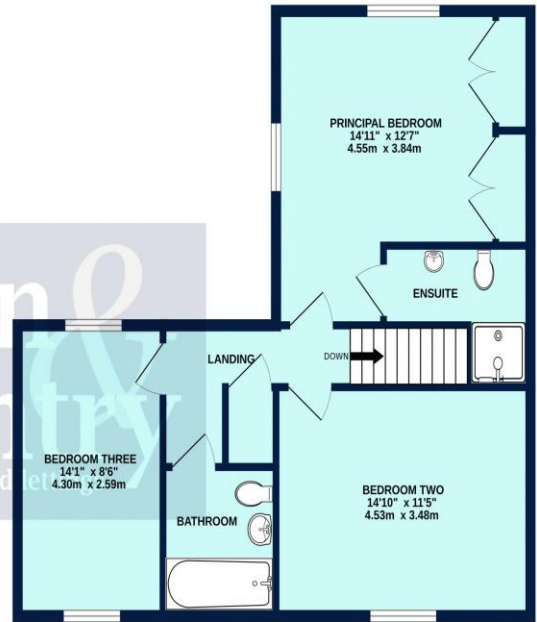




GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.3 sq.m.) approx.



FENWICK DRIVE

TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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