



James Mayger Chase, Colchester
Guide Price £375,000

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Stylish Detached Family Home in a Sought-After North Colchester Location

Situated in a highly desirable North Colchester position, this beautifully presented detached home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, professional couples, or growing families alike.

The property benefits from a driveway and detached garage, with power and lighting, providing useful parking, storage, or workshop space.

Upon entering, a welcoming entrance hall leads to a convenient cloakroom and a contemporary kitchen/dining room. Designed with both practicality and entertaining in mind, the kitchen features integrated appliances, modern cabinetry, and French doors opening directly onto the attractive south-facing rear garden. Outside, you'll find a delightful patio seating area, pergola, and low-maintenance lawn, creating the perfect setting for outside dining and summer gatherings. A separate utility room offers additional storage, plumbing for a washing machine, and access to a useful understairs cupboard.

The sitting room is flooded with natural light thanks to further French doors leading to the garden, providing a relaxing and versatile living space.

On the first floor, the principal bedroom enjoys built-in sliding wardrobes and a stylish ensuite shower room. There is a further generous double bedroom with built-in storage, a well-proportioned single bedroom, and a modern family bathroom.

Early viewing is strongly advised to appreciate everything this impressive home has to offer.





- POPULAR LOCATION
- DETACHED HOUSE
- BUILT 2016
- DRIVEWAY & GARAGE
- CLOAKROOM
- UTILITY ROOM
- ENSUITE TO PRINCIPLE BEDROOM
- SOUTH FACING GARDEN
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- GUIDE PRICE £375,000 - £400,000

LOCATION

Conveniently located within easy reach of well-regarded schools, local amenities, Colchester's Northern Gateway leisure facilities, and excellent transport links including the A12 and mainline railway stations, this superb home combines comfort, convenience, and contemporary living.



Agents Notes -
 Tenure - Freehold
 Council Tax - Band D
 Services Connected - Mains Electric/Water/Drainage/Gas
 Heating :- Gas boiler via radiators
 Telephone & Broadband - O2, THREE, VODAFONE & EE - Great. Ultrafast broadband available.
 Development Fee - An annual development maintenance charge is payable currently £180 PA



Floor Plan



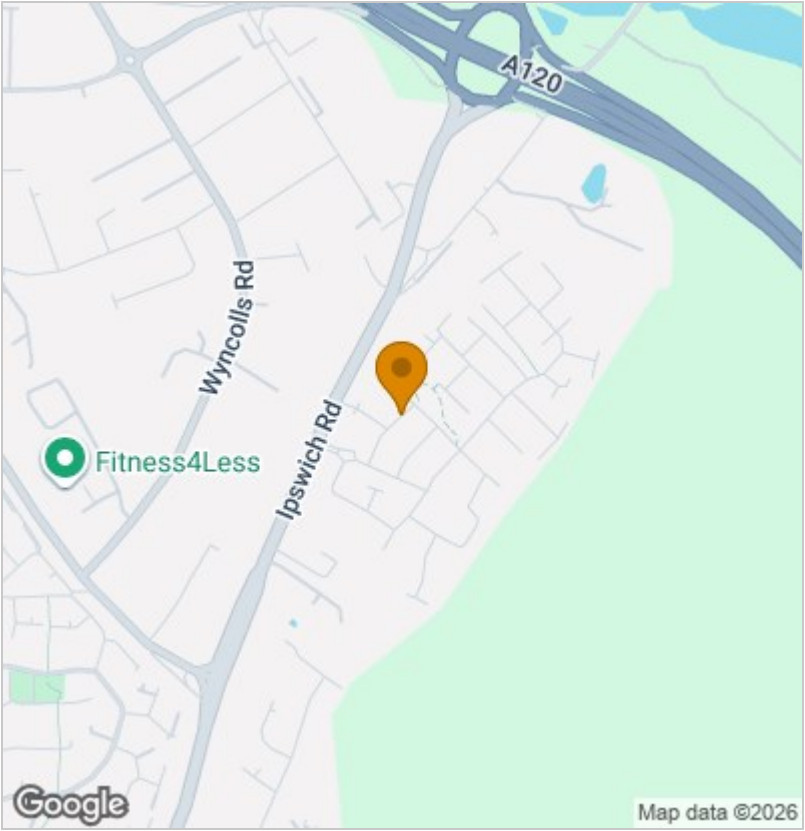
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

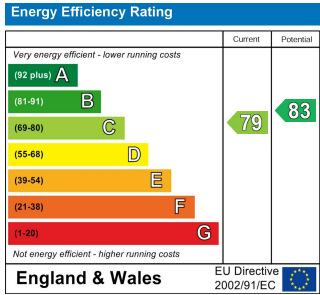
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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold