



Murray Mcpherson Parade, Colchester, CO4 9AH

welcome to

Murray Mcpherson Parade, Colchester

This immaculately presented modern detached family home is situated on the north side of Colchester, offering excellent access to the A12, A120, amenities, shops & schools. The property offers beautifully presented and spacious living accommodation and benefits from two years remaining on the NHBC.



Early viewing is strongly advised of this attractive double bay fronted house with accommodation arranged over three floors, offering excellent access to amenities and transport links.

The ground floor comprises entrance hall, modern kitchen/breakfast room, utility room, cloakroom, lounge with French doors onto the garden and separate dining room.

The first floor offers spacious master bedroom with en suite bathroom, two further bedrooms and a family bathroom.

The second floor benefits from two further spacious bedrooms and a shower room.

Externally there is driveway parking, a garage and enclosed rear garden.

Entrance Door To:

Entrance Hall

Stairs to first floor, under stairs storage cupboard, herringbone wood flooring, radiator, doors to:

Lounge 15' 9" x 14' 8" (4.80m x 4.47m)
Upvc double glazed windows and French doors to rear leading to garden, feature fireplace, radiator, herringbone wood flooring.

Dining Room 13' 9" into bay recess x 8' 8" (4.19m into bay recess x 2.64m)
Upvc double glazed bay window to front, radiator, herringbone wood flooring, feature ceiling light.

Kitchen / Breakfast Room 22' 8" max into bay x 11' (6.91m max into bay x 3.35m)
Upvc double glazed bay window to front, range of modern matching eye and base level units, wood work surfaces, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, complimentary tiled splashbacks, integrated oven, inset hob with extractor over, integrated appliances, breakfast bar, two radiators, laminate wood flooring, ceiling spotlights, door to:

Utility Room 6' 2" max x 4' 7" max (1.88m max x 1.40m max)

Upvc double glazed window to rear, sink and drainer unit, door to:

Cloakroom

Modern white suite comprising concealed cistern w.c., wall mounted wash hand basin and concealed cistern w.c., radiator, tiled floor, part tiled walls.

First Floor Accommodation

Landing

Built-in cupboard, stairs to second floor, radiator, carpet, upvc double glazed window to front, doors to:

Bedroom One 15' 6" max into wardrobe x 11' 7" max (4.72m max into wardrobe x 3.53m max)

Two upvc double glazed windows to rear, two radiators, built-in wardrobes with mirror fronted doors, carpet, door to:

En Suite Bathroom

Modern white suite comprising panel enclosed bath, wall mounted wash hand basin and concealed cistern w.c., large ladder heated towel rail, fully tiled, inset spotlights, upvc double glazed window to rear.

Bedroom Four 11' 7" x 8' 8" (3.53m x 2.64m)

Upvc double glazed window to front, radiator, carpet.

Bedroom Five 10' 2" x 8' 6" (3.10m x 2.59m)

Upvc double glazed window to front, radiator, carpet.

Family Bathroom

Modern white suite comprising panel enclosed bath, wall mounted wash hand basin and concealed cistern w.c., fully tiled walls, vinyl flooring, inset spotlights, heated towel rail.

Second Floor Accommodation

Landing

Carpet, radiator, doors to:

Bedroom Two 17' 10" max x 10' max (5.44m max x 3.05m max)

Upvc double glazed window to front, radiator, carpet, built-in cupboard, sloping ceiling.

Bedroom Three 17' 11" x 8' 9" (5.46m x 2.67m)

Upvc double glazed window to front, radiator, carpet, sloping ceiling.

Shower Room

Modern white suite comprising shower cubicle, concealed cistern w.c. and wall mounted wash hand basin, part tiled walls, tiled floor, heated towel rail, velux window, sloping ceiling.

Outside

There are inset flower and shrub beds to the front. Driveway to side providing off road parking and leading to Garage.

The rear garden is laid to lawn and patio, enclosed by panel fencing. Personal door to garage.

Agents Note

The vendors advise us that there is an annual service charge payable of £176.



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Murray Mcpherson Parade, Colchester

- Attractive Double Bay Fronted Detached House
- Two Reception Rooms
- Modern Kitchen/Breakfast Room
- Cloakroom & Utility Room
- Five Double Bedrooms
- Two Bathrooms & Shower Room
- Parking & Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers in excess of

£550,000



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