



Bonita Walk, COLCHESTER, CO4 6EJ

welcome to

Bonita Walk, COLCHESTER

This modern three bedroom semi detached house is situated on the popular Chesterwell development, offering excellent access to local amenities, green spaces, schools, the general hospital and transport links such as the A12 and Colchester's mainline train station with direct links to London.



This beautifully presented family home is situated on the north side of Colchester and benefits from 7 years still remaining on the NHBC guarantee.

Accommodation comprises large, light and airy open plan lounge/diner/kitchen with modern kitchen area and doors onto the rear garden and cloakroom. The first floor offers three bedrooms and a family bathroom.

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

Entrance Door To:

Entrance

With door to Cloakroom and open plan to Kitchen/Lounge/Diner.

Cloakroom

Wood effect flooring, low level w.c., wash hand basin, radiator.

Kitchen / Lounge / Diner

28' 8" max x 16' 2" max (8.74m max x 4.93m max)
Upvc double glazed window to front, upvc double glazed window to side, upvc double glazed French doors to rear, wood effect flooring, two radiators, stairs to first floor, built-in cupboard. Modern kitchen area comprising range of matching base and eye level units, roll edge work surfaces, inset sink unit, integrated oven and hob with extractor over, integrated fridge/freezer + dishwasher.

First Floor Accommodation

Landing

Carpet, radiator, loft access, built-in airing cupboard, doors to:

Bedroom One

12' max x 10' 7" (3.66m max x 3.23m)

Upvc double glazed window, radiator, carpet, door to:

En Suite

Modern suite comprising shower cubicle, wash hand basin and low level w.c., heated towel rail, tiled walls and floor, upvc double glazed window.

Bedroom Two

10' 8" x 8' 9" (3.25m x 2.67m)

Upvc double glazed window, radiator, carpet.

Bedroom Three

10' 9" x 7' (3.28m x 2.13m)

Upvc double glazed window, radiator, carpet.

Family Bathroom

Modern suite comprising panel enclosed bath with shower over, low level w.c. and wash hand basin, tiled walls and floor, radiator, upvc double glazed window.

Outside

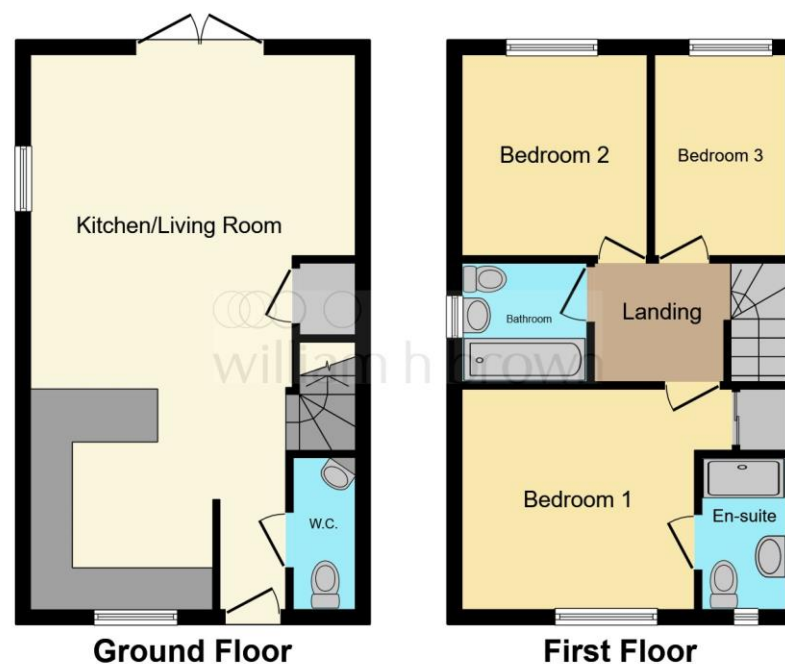
To the front of the property there is a driveway providing off road parking and leading to Garage.

The generous rear garden is mainly laid to lawn with patio area, all enclosed by panel fencing.

Agents Notes

The property benefits from electric car charger point.

There are site fees associated with this property of approximately £276.11 per annum.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Bonita Walk, COLCHESTER

- Modern Semi Detached House
- Spacious Open Plan Lounge/Diner/Kitchen
- Three Bedrooms
- Cloakroom, En Suite & Bathroom
- Driveway & Garage
- Generous Rear Garden
- Excellent Transport Links

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120707 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1
1JG



williamhbrown.co.uk