



James Mayger Chase, Colchester
£400,000

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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

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 -

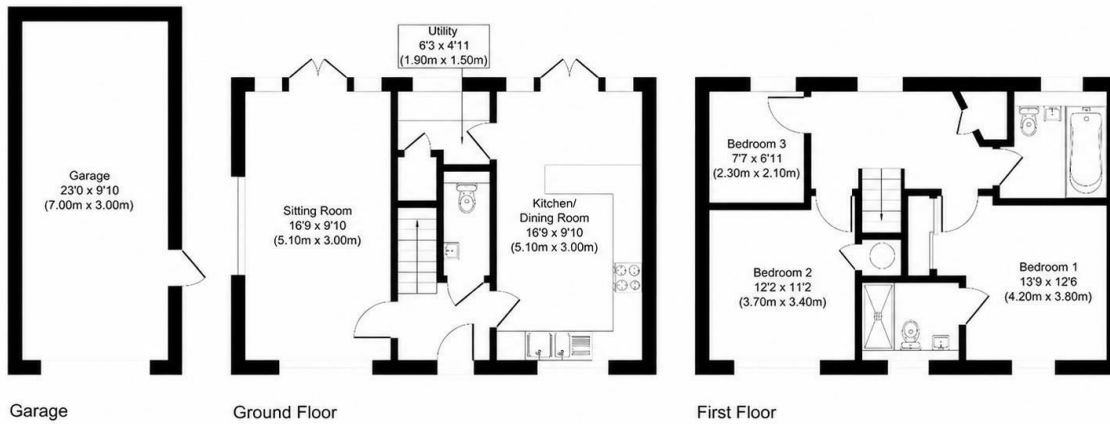
Tenure - Freehold
Council Tax - Band D
Services Connected - Mains
Electric/Water/Drainage/Gas
Heating :- Gas boiler via radiators
Telephone & Broadband - O2, THREE, VODAFONE & EE - Great. Ultrafast broadband available.
Development Fee - An annual development maintenance charge is payable currently £180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



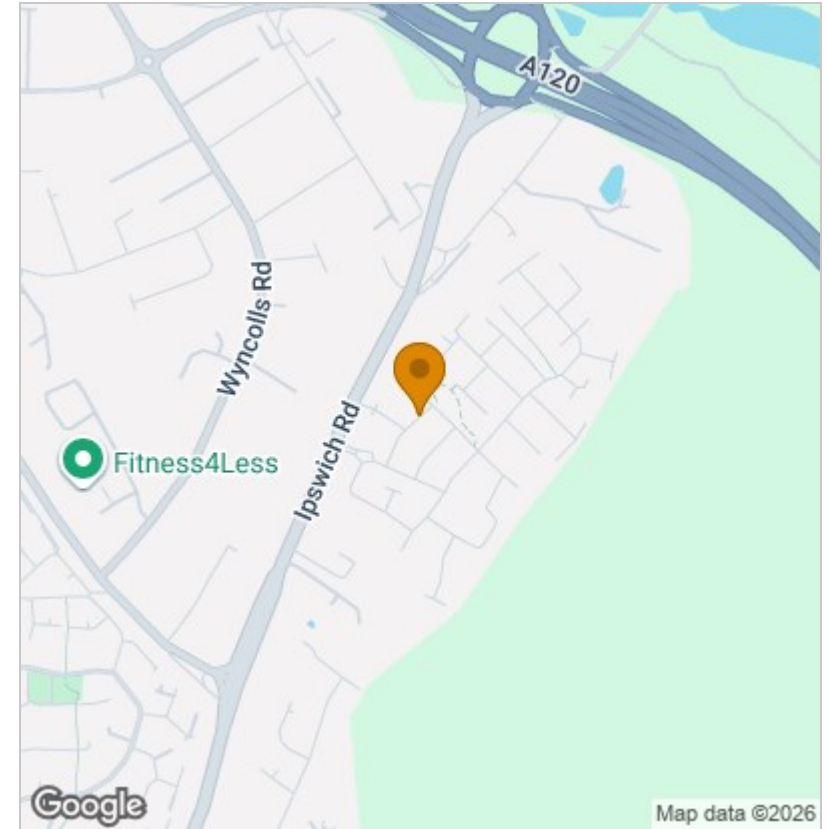
Floor Plan

Approximate Gross Internal Area
Main House 1206 sq ft (112.0 sq m)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Area Map



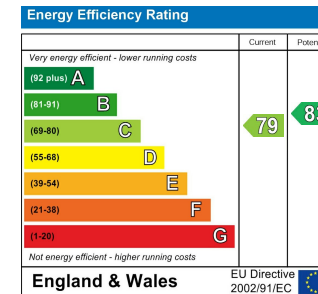
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold