



Jackson & Co



Fan Avenue

Colchester, CO4 5ZX

Guide Price £325,000 - £340,000

We are pleased to announce to the market this four bedroom property. The property benefits from having a large driveway for multiple vehicles, a stunning open plan kitchen/diner, large lounge and en-suite to master.

Being located on the Braiswick Park Development the property is within easy reach of Colchester's North Station, close to the town centre, general hospital and is also walking distance to local amenities.



Property Features

- FOUR BEDROOMS
- STUNNING PROPERTY
- LARGE KITCHEN/DINER
- EN-SUITE TO MASTER
- MUST BE VIEWED
- LARGE DRIVEWAY
- MODERN THROUGHOUT
- WALKING DISTANCE TO NORTH STATION
- EASY ACCESS FOR THE A12

Full Description

OVERVIEW

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ENTRANCE HALL

Entrance door, ceramic tiled flooring, storage cupboard, radiator, stairs rising to the first floor landing, doors leading to;

WC

Low level WC, pedestal wash hand basin, radiator and extractor.

OPEN PLAN KITCHEN/DINER

15' 5" x 10' 8" (4.7m x 3.25m) Matching base and eye level units, stainless steel sink bowl with drainer, integrated double oven with four ring gas hob above and space for, fridge/freezer, washing machine and dishwasher.

The kitchen also has two double glazed windows to front and side, radiator, storage cupboard and downward lighting to ceiling.

DINING ROOM/BEDROOM FOUR

15' 5" x 10' 8" (4.7m x 3.25m) Double glazed bay window to side, double glazed window to front, radiator and downward lighting to ceiling.

FIRST FLOOR LANDING

Radiator, stairs to second floor and doors to;

LOUNGE

15' 4" x 11' 1" (4.67m x 3.38m) Double glazed window to side and front, radiator and downward lighting to ceiling.

BATHROOM

Low level WC, pedestal wash hand basin, panelled bath with shower over, obscured double glazed window to front and heated towel rail.



BEDROOM THREE

15' 2" x 7' 5" (4.62m x 2.26m) Two double glazed windows to front and side and radiator.

SECOND FLOOR

Storage cupboard, loft access and doors to;

MASTER BEDROOM

11' 6" x 11' 1" (3.51m x 3.38m) Two double glazed windows to front and side, radiator, two built in wardrobes and doors to;

EN-SUITE

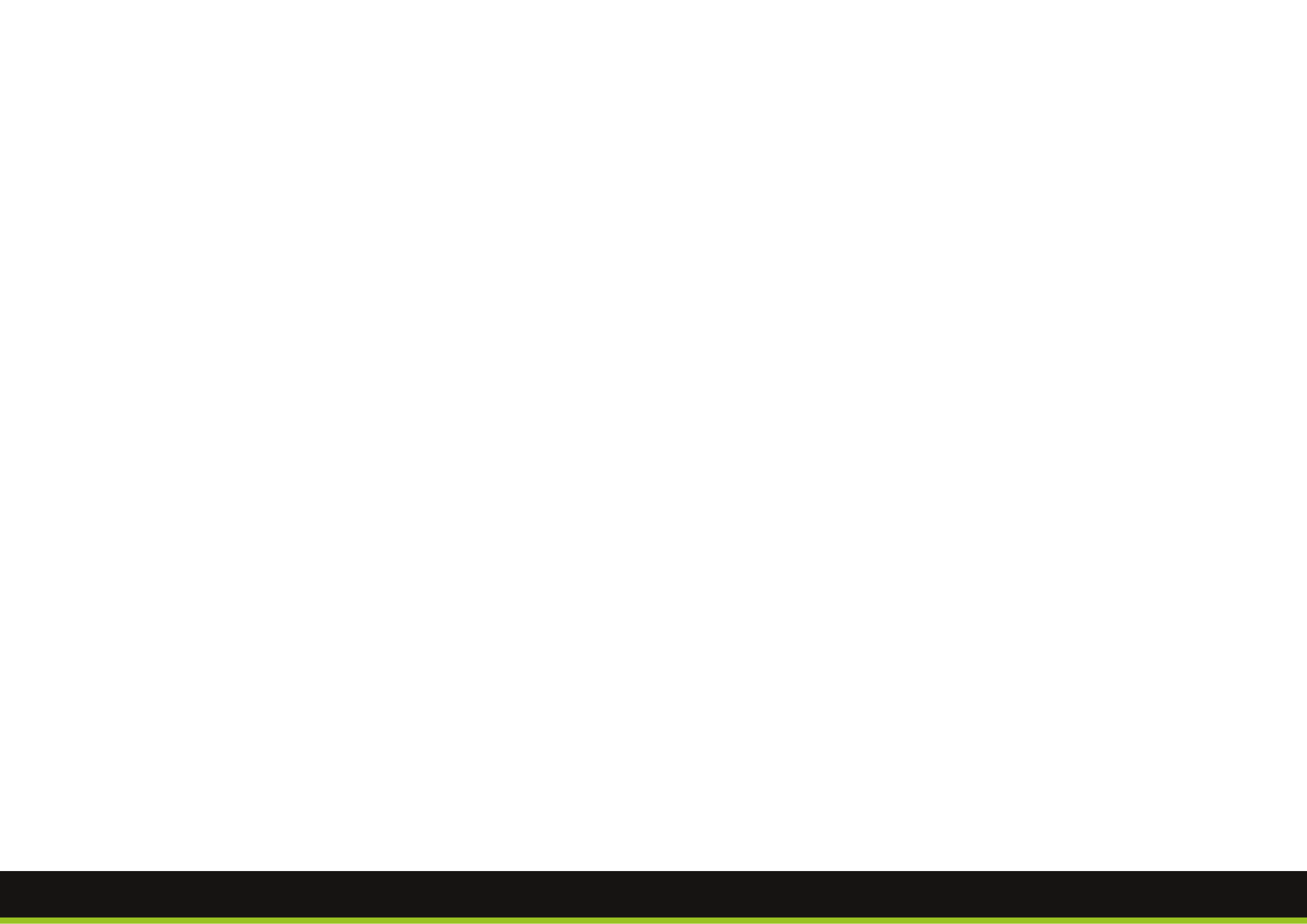
Low level WC, pedestal wash hand basin with cupboard under, shower cubicle and heated towel rail.

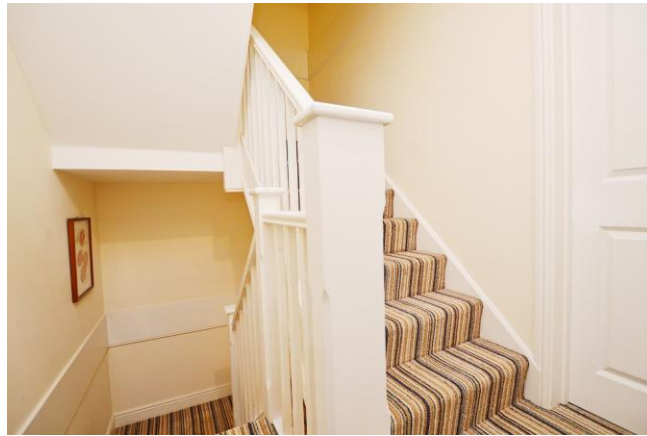
BEDROOM TWO

15' 3" x 7' 7" (4.65m x 2.31m) Two double glazed windows to front and side, radiator and built in wardrobes.

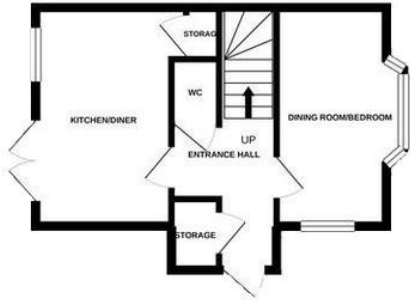
OUTSIDE

The rear is fully enclosed by panelled fencing and brick wall, mainly laid to lawn, patio area, gate to rear, flower beds and shrubs as well as having a driveway providing off road parking.

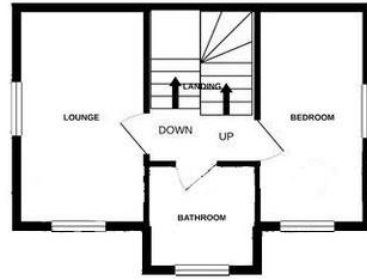




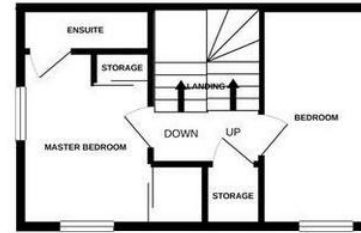
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements