



Smith Way

Colchester, Essex, CO4 9BJ

Guide Price £650,000 - £675,000

Enjoying a delightful setting overlooking the green, this beautifully finished home has undergone an extensive program of modernisation and is located down a quiet cul-de-sac. There are two en-suites, five bedrooms and three reception rooms. The property has generous living accommodation throughout and a beautiful landscaped garden along with a double garage to front.



Property Features

- FIVE BEDROOMS
- SPACIOUS FAMILY HOME
- DOUBLE GARAGE
- THREE RECEPTION ROOMS
- CUL-DE-SAC
- SHORT DRIVE TO THE A12
- TWO EN-SUITES
- OVER LOOKING THE GREEN
- UTILITY ROOM
- EASY ACCESS FOR AMENITIES

Full Description

ENTRANCE HALL

Storage cupboard, double glazed windows and doors to;

CLOAKROOM

Low level WC and wash hand basin.

DINING ROOM

12' 4" x 10' 8" (3.76m x 3.25m) Double glazed windows to front and side and radiator.

STUDY

10' 8" x 7' 4" (3.25m x 2.24m) Double glazed window to side and radiator.

KITCHEN/BREAKFAST ROOM

19' 11" x 12' 2" (6.07m x 3.71m) Matching base and eye level

units, sink bowl with drainer, electric AEG double oven, built-in fridge/freezer, four ring gas hob inset to work surface with cupboards and drawers under incorporating dishwasher, multiple double glazed windows, radiator and door to utility.

UTILITY ROOM

8' 6" x 7' 7" (2.59m x 2.31m) Double glazed door to garden, matching base and eye level units, space for washing machine and tumble dryer, radiator and stainless steel sink with drainer.

LOUNGE

16' 10" x 15' 6" (5.13m x 4.72m) Double glazed windows to sides, radiator and double glazed French doors to garden.

FIRST FLOOR

Double glazed windows to front, storage cupboards and doors to;

MASTER SUITE

15' 6" x 9' 2" (4.72m x 2.79m) Double glazed windows to sides, built in wardrobes, radiators and door to;

EN-SUITE

Low level WC, wash hand basin, walk-in shower, double glazed window to side and radiator.

BEDROOM TWO

12' 11" x 10' 8" (3.94m x 3.25m) Double glazed window to rear and radiator with door to;



EN-SUITE

Low level WC, wash hand basin, shower cubicle, radiator and a double glazed window to rear.

BEDROOM THREE

12' 11" x 8' 11" (3.94m x 2.72m) Radiator and double glazed window to front.

BEDROOM FOUR

10' 2" x 9' 3" (3.1m x 2.82m) Double glazed window to side and radiator.

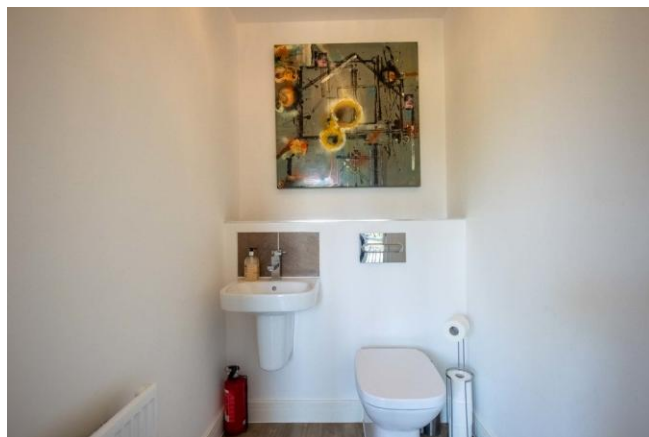
BEDROOM FIVE

9' 6" x 9' 3" (2.9m x 2.82m) Double glazed window to front and radiator.

OUTSIDE

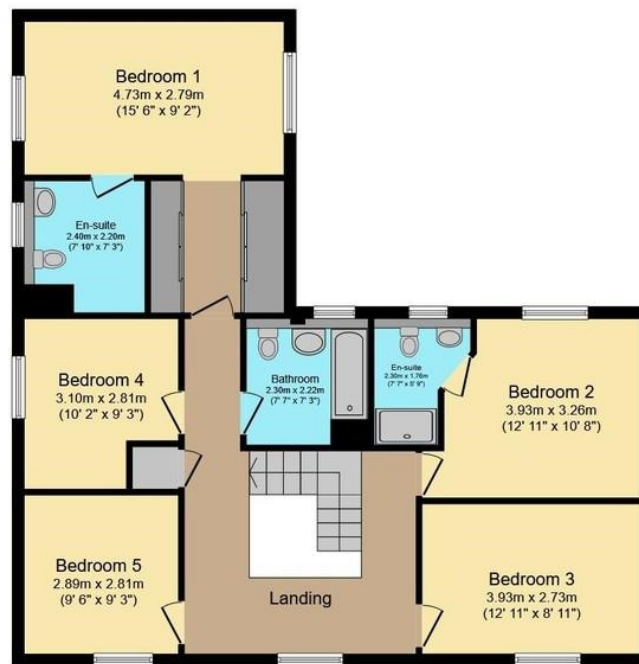
Front - To the front the property features a large driveway with double garage, with side access leading to the rear.

Rear - The rear provides a good sized rear garden with patio area and is mainly astro turfed.





Ground Floor



First Floor



Total floor area 194.0 sq.m. (2,088 sq.ft.) approx

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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 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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		