



Jackson & Co

52 Braithwaite Drive

Colchester, CO4 5XG

- DETACHED FAMILY HOME
- WALKING DISTANCE TO NORTH STATION
- CLOSE TO TOWN CENTRE

Guide Price £335,000

EPC Rating 'TBC'





Property Description

OVERVIEW

Superbly located within walking distance to Colchester North Station, offering journeys to London Liverpool Street, Ipswich and Norwich, is this immaculate detached three bedroom family home. The property is also within walking distance to Asda superstore, Colchester General Hospital and the town centre is also within easy reach. The A12/A120 is a short drive away leading to the A14 and the International Port of Harwich.

ENTRANCE HALL

With double glazed entrance door, radiator and cover, stairs to the first floor.

CLOAKROOM

Comprising of low level WC, hand basin, double glazed window to the front.

LOUNGE

15' 9" x 10' (4.8m x 3.05m) Double glazed window to the front, double glazed French doors to the rear garden,



feature marble fireplace with inset gas fire, two radiators, laminate flooring.

DINING ROOM

9' 9" x 8' 5" (2.97m x 2.57m) Double glazed window to the front, laminate flooring.

KITCHEN

16' 4" x 7' 1" (4.98m x 2.16m) Fitted with a range of modern units and work surfaces with cupboards and drawers under. Built in four ring ceramic induction hob with pan drawers under and extractor over, built in double oven with cupboards above and below, wall mounted cabinets, one and a half bowl sink unit, washing machine, dishwasher and fridge freezer to remain, under stairs cupboard, double glazed door and window to the rear garden.

LANDING

Double glazed window to the rear, access to the loft space.



BEDROOM ONE

12' 11" x 8' 9" (3.94m x 2.67m) Double glazed window to the front, radiator.

ENSUITE

Fitted with a modern suite comprising of an enclosed shower cubicle, low level WC, vanity sink, double glazed window to the side.



BEDROOM TWO

10' 1" x 9' 1" (3.07m x 2.77m) Double glazed window to the front, large airing cupboard, radiator.

BEDROOM THREE

7' 1" x 6' 5" (2.16m x 1.96m) Double glazed window to the rear, radiator.

SHOWER ROOM

Recently fitted with a stylish suite comprising of double shower cubicle, vanity sink, low level WC, fully tiled walls, double glazed window to the rear.



OUTSIDE

To the rear of the property there is a neat garden with patio terrace with trellis work leading to a lawned garden with flower and shrub borders being enclosed by brick walling. A personal door leads to the garage with up and over door, power and light connected. There is covered carport parking in front of the garage to the front.



Whilst every effort has been made to ensure the accuracy of the floor plan (containing) floor measurements of areas, buildings, rooms and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The layout, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency. See the guide.

%epcGraph_c_1_325%

60 Caelum Drive
Colchester
Essex
CO2 8FP

www.jackson-ps.co.uk
01206 863900

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.