

6 Fenwick Drive, Colchester, CO1 2TN



Freehold

Guide Price of

**£475,000 to
£500,000**

Subject to contract

Impeccable home

4/5 bedrooms
2 reception rooms
3 bathrooms



Some details

General information

Situated a short distance from the town centre and Castle Park is this superbly presented stylish four/five bedroom family home with accommodation over three floors, offering excellent living space throughout which has been impeccably maintained by the current owners.

The property is accessed via a double glazed entrance door, leading to a welcoming entrance hall which has stairs to the first floor, featuring a cloaks hanging cupboard, under stairs storage cupboard with space for a tumble dryer and a double glazed window to the side, also giving access to the ground floor cloakroom which comprises of a WC, hand basin and a double glazed window to the side.

To the front of the property there is an attractive sitting room which has a double glazed bay window feature to the front.

The kitchen/breakfast room is located to the rear and is fitted with an extensive range of modern units and worksurfaces with cupboards and drawers under, built in four ring gas hob with double oven and extractor over, integrated dishwasher, washing machine, good range of wall mounted cabinets, space and plumbing for fridge/freezer with a double glazed window and door leading to the rear garden.

A turning staircase leads to the first floor where there is a roomy landing, giving access to the rooms on the first floor. The spacious lounge is located to the front of the property with two double glazed windows and a feature fireplace.

Bedroom one can be located to the rear with a double glazed window and attractive panelling to one wall, a door leads through to create a dressing room which would of formerly been bedroom five which has a double glazed window to the rear.

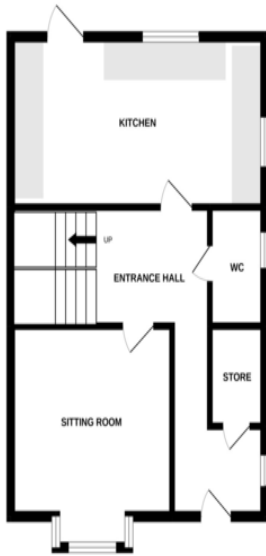
Also, on the is floor there is another bedroom with a double glazed window to the rear, currently being used as a fitness room.

The family bathroom is also located on this floor and is fitted with a stylish suite comprising of a panel bath with mixer taps, hand basin with mixer taps, WC, chrome

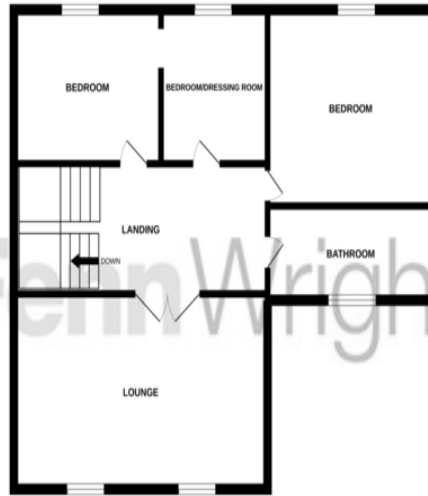


Offered to an extremely high standard is this spacious four/five bedroom family home situated a short distance from the town centre Castle Park and stations of the town, providing fantastic and stylish living space throughout.

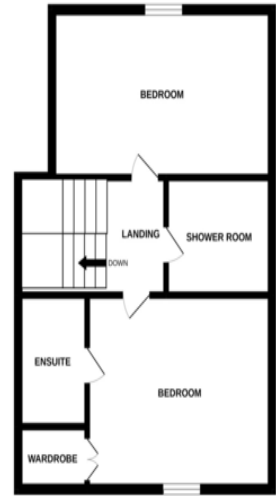
GROUND FLOOR



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.
Made with Metropix ©2022



heated towel rail, half tiled walls and a double glazed window to the front. The turning staircase again leads to the second floor where there are two further bedrooms, both being good double sizes with a bedroom to the front featuring built in mirrored wardrobes and an en-suite shower room comprising of a shower cubicle, WC and hand basin. The other bedroom is situated to the rear of the property with a double glazed window and also on this floor there is a shower room, which again comprises of a shower cubicle, WC and hand basin.

Entrance hall

Cloakroom

Sitting room

10' 1" x 10' 7" (3.07m x 3.23m)

Kitchen/breakfast room

18' 1" x 11' 0" (5.51m x 3.35m)

Landing

Lounge

18' 1" x 13' 1" (5.51m x 3.99m)

Bedroom one

11' 5" x 10' 3" (3.48m x 3.12m)

Dressing room/bedroom five

11' 4" x 7' 6" (3.45m x 2.29m)

Particulars for 6 Fenwick Drive, Colchester, CO1 2TN



Stay ahead
with early bird
alerts...

Hear about homes for sale
before they are advertised
on Rightmove, On the Market
or in the paper.



Bedroom four

12' 11" x 7' 7" (3.94m x 2.31m)

Bathroom

9' 4" x 6' 1" (2.84m x 1.85m)

Bedroom two

15' 7" x 11' 4" (4.75m x 3.45m)

Ensuite**Bedroom three**

13' 0" x 9' 10" (3.96m x 3m)

Shower room**Outside**

To the rear of the property, there is an attractive enclosed garden with a paved patio area and an area of artificial turf being enclosed by brick walling and fencing with raised flower beds and gated side access.

There are two parking spaces to the rear, one being in front of the garage which has an up and over door.

Location

Fenwick Drive is situated a short distance from the town centre, being located at the bottom of Ipswich Road leading into East Street and East Hill. The property is also a short distance from Castle Park and a scenic riverbank walk, the A12 can be easily accessed London bound towards the M25 and North for the A14. The nearby stations of the town also provide services to London Liverpool Street. There are shopping facilities nearby for day to day needs with Waitrose superstore and the newly constructed Lidi with a Costa coffee. The town centre also offers a further range of shopping facilities, bars and restaurants, there is also good primary and secondary schooling nearby.

Important information

Council Tax Band - F

Services - We understand that mains water, drainage, gas and electricity are connected to

Have *your*
home valued
by us...

and get **FREE** professional
advice. Book it now at

fennwright.co.uk

the property.

Tenure - Freehold

EPC rating - C

Our ref - PRC

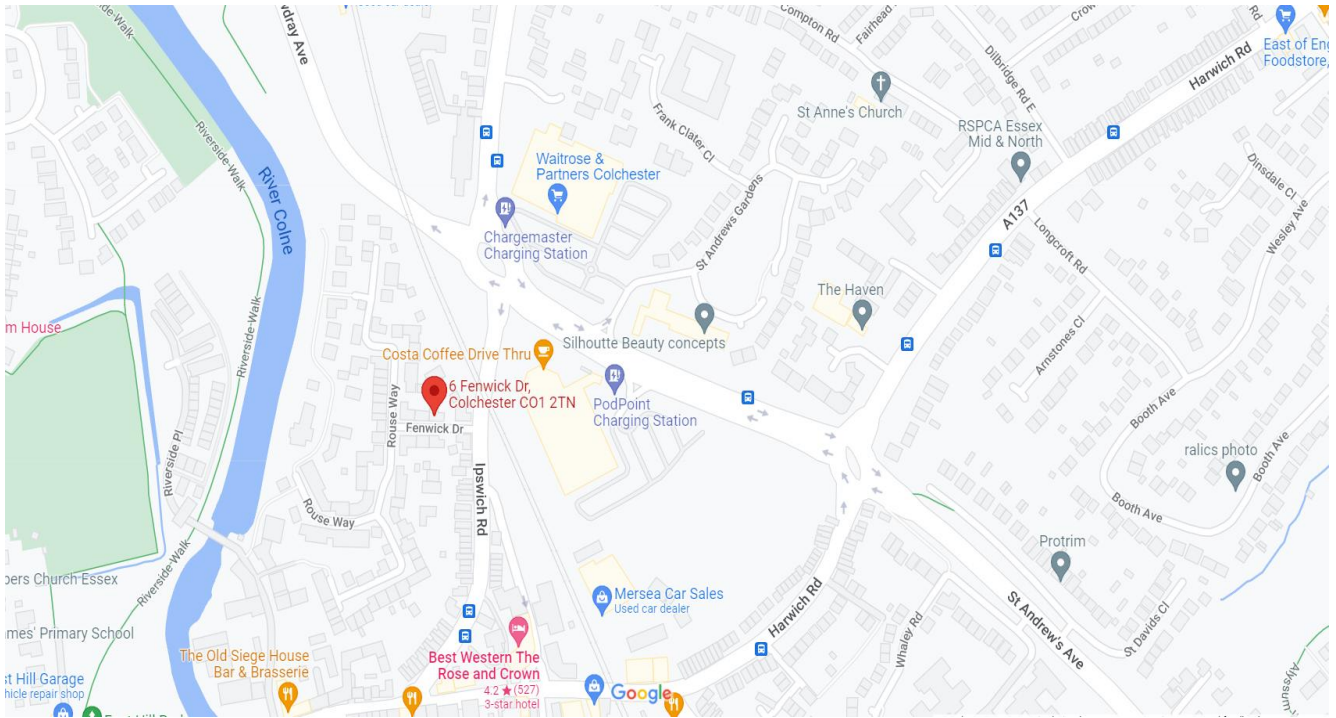
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01206 763 388.



Directions

Proceed out of the town centre along the A133 Cowdray Avenue, at the Ipswich Road roundabout turn right towards the town centre into Ipswich Road taking the first right into Fenwick Drive where the property can be found on the right hand side, located by a Fenn Wright For Sale board.

To find out more or book a viewing

01206 763 388

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollygate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

