

Plot 2, 172A Mill Road, Mile End, Colchester, Essex, CO4 5LP



3 bedrooms
1 reception room
2 bathrooms

Freehold
£475,000

Subject to contract
**Impressive new build
bungalow**

Some details

General information

Plots 1 & 2 provide a level threshold front door with a large bar handle. The properties comprise of a L shaped entrance hall leading into the living room, kitchen dining room, all three bedrooms and the family bathroom. The living room has direct access to the rear garden via sliding French doors as does the fully integrated kitchen/diner with a seated island and space for a dining table. There are pocket doors between the living room and kitchen/diner offering the flexibility for it to be open plan or closed off. The master bedroom has a window to the front aspect and benefits from an ensuite shower room, whilst the second bedroom has a window to the side. Bedroom three has a window to the front and the family bathroom comprises of a 5-piece suite, a bath, separate walk-in shower, wash basin, WC and fitted cupboards.

Both properties come with a full 10 year NHBC warranty. The specification as standard includes (but is not limited to); integrated branded kitchens and solid surface worktops, branded appliances to include washer/dryer, fridge-freezer and touch screen oven and electric hob. Gas Combi heating, thermostatic showers and chrome towel rails. Externally, rear gardens are fully enclosed with paving and patios, block paved driveways, outside tap and power sockets as well as landscaped front gardens and automatic outside lights.

To find out more or book a viewing

01206 763 388

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Entrance hall

Kitchen/dining room 19' 8" x 8' 7"

Sitting room 17' 1" x 11' 5"

Bedroom one 13' 4" x 11' 5"

Ensuite 8' 2" x 3' 9"

Bedroom two 10' 0" x 8' 2"

Bedroom three 8' 7" x 8' 4"

Bathroom 8' 7" x 7' 3"

Garage 23' 1" x 9' 9"

Outside

The rear garden is fully enclosed with paving and patio, an outside tap and power socket. To the front there is a block driveway and landscaped gardens. There is parking and an over-sized garage with an electric roller shutter door and power.

Where?

The property is situated to the North of Colchester and has superb access for Colchester General Hospital, the A12, A120, Severalls Business Park and Colchester North station which provides services to London Liverpool Street. There are shopping facilities nearby for day to day needs and the popular Gilbert Secondary School is just a short distance away.

Important information

Council Tax Band - TBC

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

Tenure - Freehold

EPC rating - TBC

Agents note - According to the Estate Agents Act 1979, we wish to advise all prospective purchasers that the vendor of this property is related to an employee of Fenn Wright.

