

8 Culture Close, Colchester, CO4 6DX



**4 bedrooms,  
1 reception room  
2 bathrooms**

**Freehold**  
Guide Price  
**£400,000**  
Subject to contract



# Some details

## General information

The entrance hall has stairs to the first floor with storage cupboard under, radiator and doors giving access to the cloakroom, kitchen and living room. The cloakroom has a front facing obscure window, low level wc, wash basin and radiator. The kitchen/diner has a front facing window and is fitted with modern units and integrated electric oven and gas hob with an extractor over. There is also space for a fridge/freezer, washing machine and dishwasher. The living room is located to the rear of the property with French door access and window to the garden.

The first floor landing has stair access to the second floor and doors to 3 bedrooms and the bathroom. The second bedroom has a rear facing aspect and radiator, The third bedroom is front facing with radiator and bedroom 4 is rear facing with radiator. The bathroom has an obscure front facing window, low level wc, wash hand basin and panelled bath with mixer tap and shower over.

The second floor landing offers access to the master bedroom which has dual aspect windows, 2 radiators and access to the en-suite which benefits from 2 Velux skylight windows to the rear aspect, low level wc, wash hand basin and shower cubicle.

## Entrance hall Cloakroom

### Kitchen/dining room

15' 5" x 9' 8" (4.7m x 2.95m)

### Living room

16' 7" x 10' 1" (5.05m x 3.07m)

### Bedroom two

13' 6" x 9' 8" (4.11m x 2.95m)

### Bedroom three

12' 1" x 9' 8" (3.68m x 2.95m)

### Bedroom four

10' 2" x 6' 8" (3.1m x 2.03m)

### Master bedroom

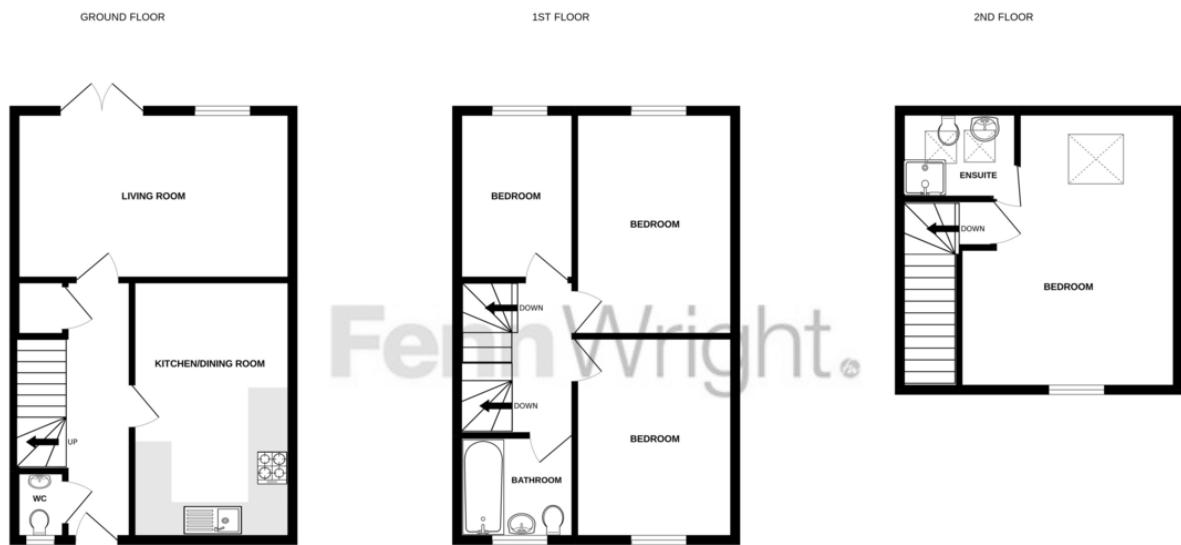
18' 1" x 13' 2" (5.51m x 4.01m) Irregular shape room with part restricted head height.

### Ensuite

### Bathroom



Located to the north of Colchester with excellent access to A12, mainline train station and the new Northern Gateway Leisure Complex (under construction) is this well-presented and spacious 4 bedroom town house benefitting from car port and driveway, Kitchen/diner and generous garden for this property style.



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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Outside

Externally the property offers a driveway with off-street parking for 2 cars with one of those under the car port. The rear garden is a generous size for this style of property comprising a patio area with the remainder being laid to lawn with flower and shrub beds and borders.

### Location

The property is close to good primary and secondary schools including Gilberd school. Also close to amenities including Highwoods country park and Tesco. Within easy reach to station into London and Norwich and public transport to the City centre.

### Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - B

Our ref - PLF 56186

### Further information

If you would like more information on this property and its surrounding location



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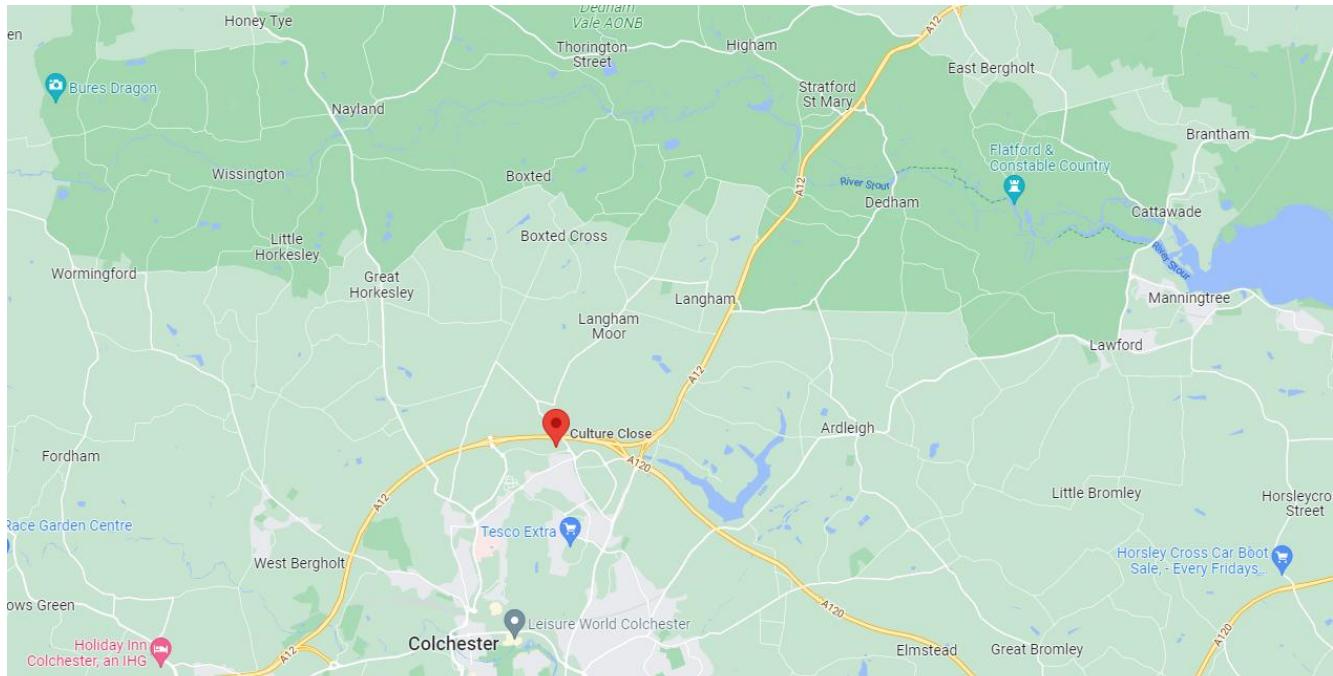
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## Directions

Proceed north from Colchester town along the A134. At the traffic lights proceed straight over into the Via Urbis Romanae. At the roundabout turn right into Axial Way then left into Inspiration Drive and first right into Culture Close where the property can be located on the right-hand side.

To find out more or book a viewing

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