

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

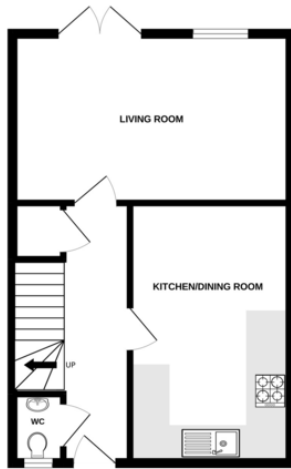
18' 1" x 13' 2" (5.51m x 4.01m) Irregular shape room with part restricted head height.

Ensuite

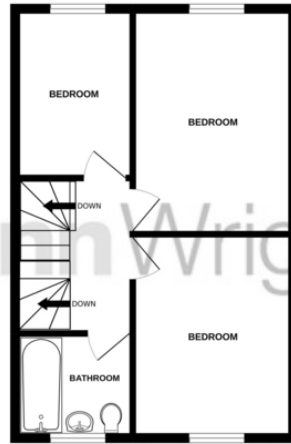
Bathroom

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.

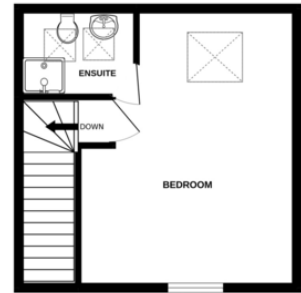
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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 Gilbert 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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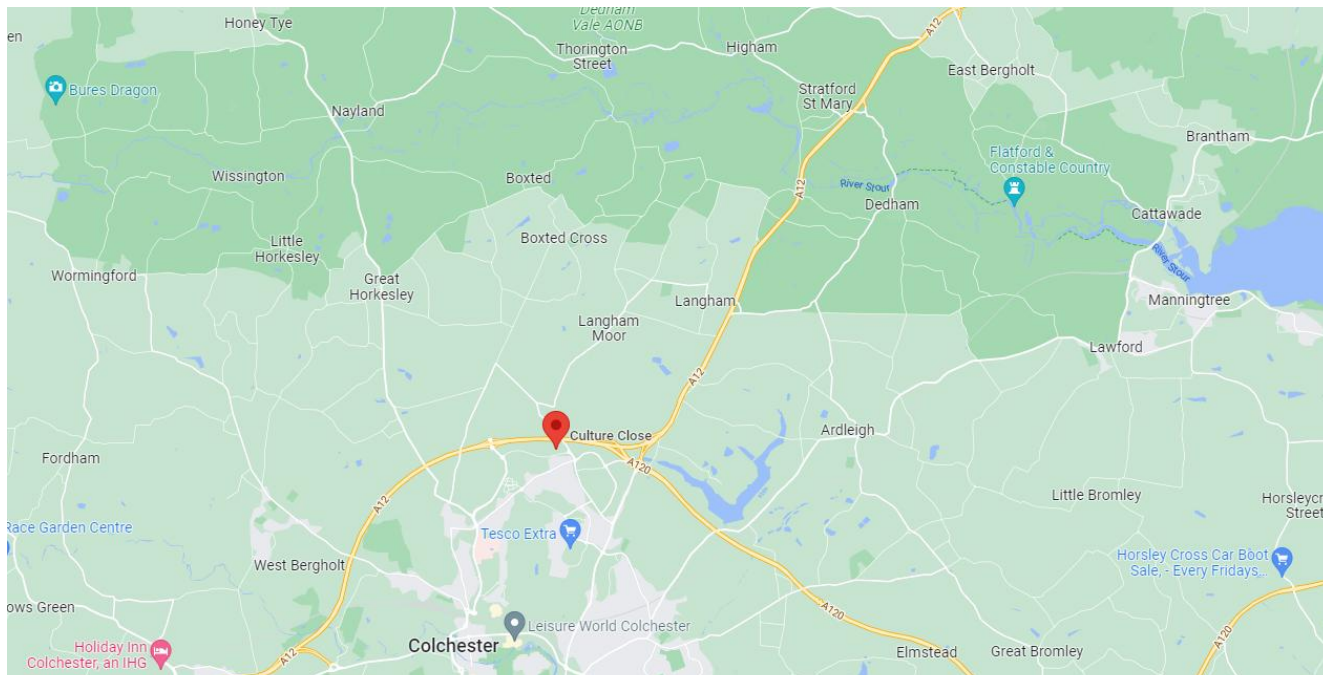
Viewing

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

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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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