

4 Browning Close, Colchester, CO3 4JJ



**3** bedrooms  
**1** reception room  
**1** bathroom

**Freehold**  
Guide Price  
**£300,000**  
Subject to contract  
**No onward chain**



# Some details

## General information

Situated in a quiet cul-de-sac on the ever-popular Poets Corner development is this spacious three bedroom semi detached family home. The property which will require the installation of gas centrally heating, has accommodation in brief comprising of:

An entrance door leads you into the entrance hall, with stair flight to first floor landing, an under stairs cupboard, and doors leading you into the lounge/dining room and kitchen. The 26ft lounge/dining room has a double-glazed bay window to the front aspect, fireplace, and sliding double glazed patio doors which lead out to the rear garden.

The newly fitted kitchen comprises of matching base and eye level white gloss units and draws, with worktops over finished off nicely with white tiled splashbacks, an inset stainless-steel sink with mixer tap and drainer, undercounter space for appliances, pantry cupboard with additional shelving and a small double glazed obscured window, a double glazed door leading out to the side of the property, and a double glazed window overlooking the garden.

On the first-floor landing there is an obscured window to the side, access to the loft, and doors to the three bedrooms, family bathroom and separate cloakroom. Bedroom one is situated at the front of the property, has a double-glazed bay window, and a built-in wardrobe/storage cupboard. Bedroom two is situated at the rear of the property and has a window overlooking the rear garden.

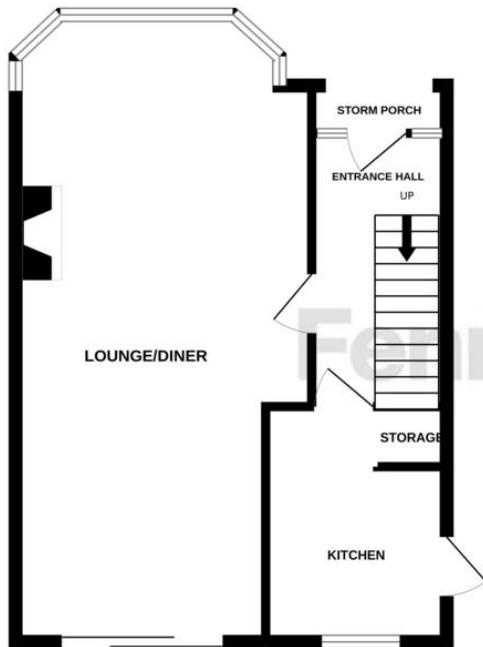
Bedroom three is also at the front of the property and has a double-glazed window to the front aspect.

The newly fitted bathroom is situated at the rear of the property, has a panelled bath, hand wash basin, obscured window to the rear, and a cupboard housing the water cylinder. The separate cloakroom has a low-level w/c, and an obscured window to the rear.

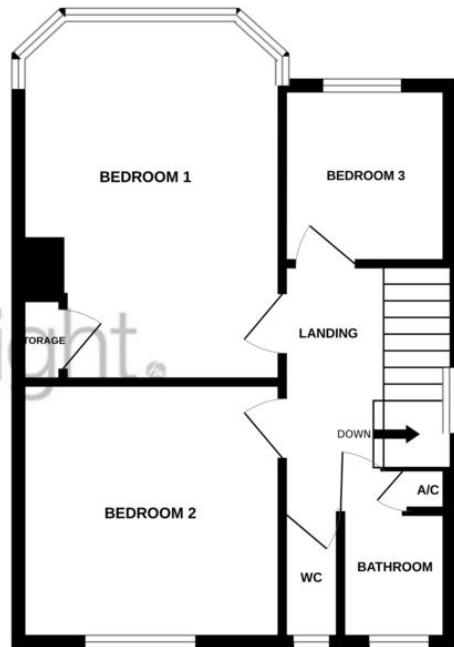


**Situated in a quiet cul-de-sac on the ever popular Poets Corner development is this spacious three bedroom semi detached family home.**

GROUND FLOOR



1ST 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Storm porch**

**Entrance Hall**

**Lounge/dining room**

26' into bay window x 12' 6 max" (7.92m x 3.81m)

**Kitchen**

10' 5" x 7' 8" (3.18m x 2.34m)

**Landing**

**Bedroom one**

15' 8 into bay window" x 10' 2" (4.78m x 3.1m)

**Bedroom two**

10' 7" x 10' 3" (3.23m x 3.12m)

**Bedroom three**

7' 7" x 7' 7" (2.31m x 2.31m)

**Bathroom**

7' 9" x 5' 2" (2.36m x 1.57m)

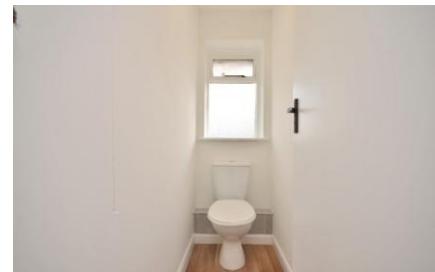
**Separate cloakroom**

5' 6" x 2' 5" (1.68m x 0.74m)



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### **The outside**

To the front of the property there is a lawned garden, established bushes, and a low-level brick wall with the potential to change into a driveway. There is pedestrian shared side access to the rear garden. To the rear of the property there is a garden surrounded by panelled fencing with a gate allowing access to the front.

### **Where?**

The property is situated on the popular Poets Corner development to the West of Colchester town centre, within walking distance of the popular Home Farm Primary School, located in a cul-de-sac. Poets Corner is next door to Prettygate which itself has a Co-op Local, The Prettygate pub, Pharmacy, and frequent bus services leading to Colchester town centre. Good secondary schooling is nearby, and straight forward access is provided to the Tollgate Retail Park with Sainsbury's Superstore and Marks & Spencer's amongst other national retailers.

### **Important information**

Council Tax Band - C

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

Tenure - Freehold

EPC rating - TBC

### **Further information**

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

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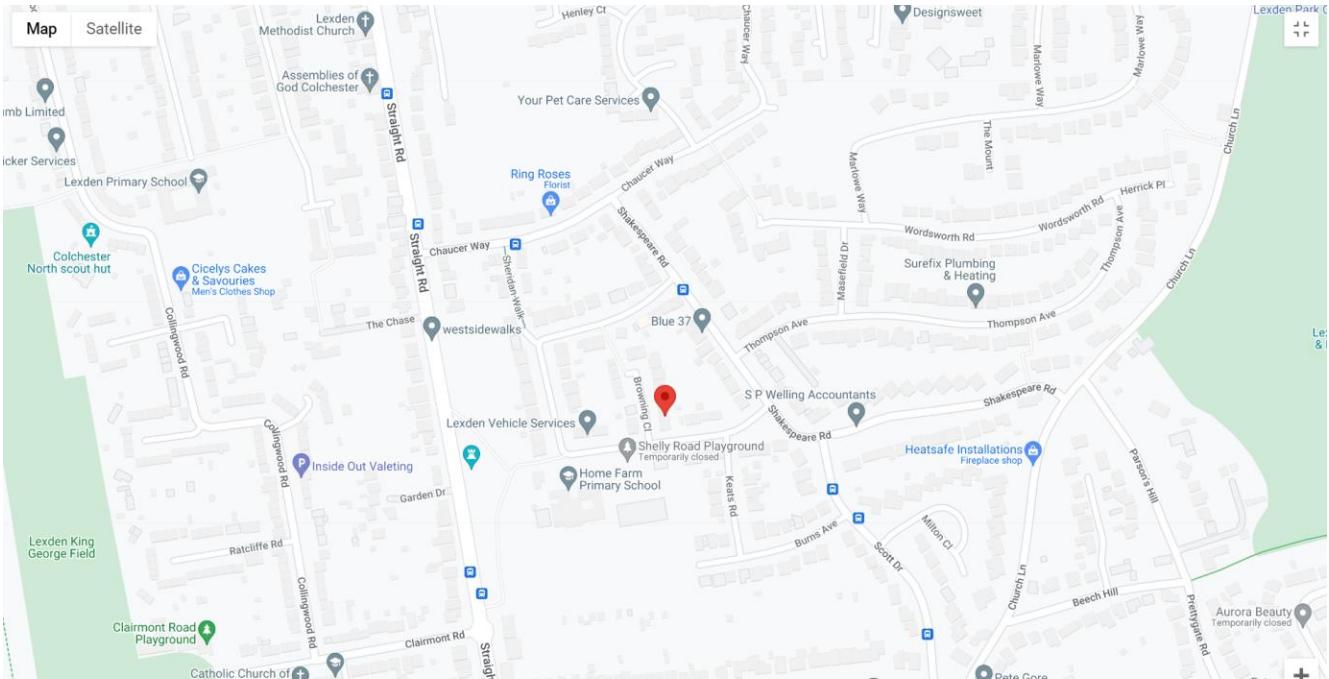
### **Viewing**

To make an appointment to view this property please call us on 01206 216 543.



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## Directions

Proceed from our Tollgate Stanway office up to the Tollgate Approach roundabout, taking the 4th exit onto London Road and proceed down to the traffic lights turning right onto Straight Road. Take the first left into Chaucer Way, then right into Shakespeare Road taking the right hand turning into Shelley Road, then right into Browning Close where the property will be seen on the right-hand side.

To find out more or book a viewing

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