

10 Summertime Drive, Colchester, CO4 6AR



**4** bedrooms  
**1** reception room  
**3** bathrooms

**Freehold**  
Guide Price  
**£450,000 - £475,000**  
Subject to contract  
**Viewing Recommended**



A spacious family home in the Chesterwell district to the north of Colchester offering great accessibility for the A12, Colchester North Station, General Hospital.

# Some details

## General information

A spacious four bedroom family home situated on this popular development to the north of Colchester, having great access for the A12/A120, Colchester North Station and General Hospital.

The property can be accessed via a double glazed entrance door which leads to an entrance lobby and gives access to a ground floor cloakroom comprising of W.C., wash hand basin and double glazed window to the front.

A further door from the lobby leads to the open plan living room/kitchen which is of a particularly good size with the kitchen area being fitted with a range of modern units and work surfaces with a breakfast bar area, a good range of storage cupboards, integrated appliances to include a double oven, dishwasher, washing machine and fridge/freezer with a four ring gas hob and an extract fan over. There are double glazed French doors to the rear with glazed side panels, a double glazed window to the front and useful under stairs storage cupboard and stairs leading to the first floor.

The landing gives access to all four good size bedrooms and a family bathroom with the master bedroom being located to the left hand side with a double glazed window to the front and dressing area with built in wardrobes and access to a loft space. It also features an en-suite shower room with shower cubicle, wash hand basin, W.C. and double glazed window to the rear.

Bedroom two is located to the front and has a useful over stairs storage cupboard and also features an en-suite shower room with double shower cubicle, wash hand basin with mixer taps, W.C. and double glazed window to the front.

Bedrooms three and four are both of a good size and the family bathroom is fitted with a suite comprising a panel bath with mixer taps, W.C., wash hand basin with mixer taps and complimentary tiling.

## Entrance lobby

### Cloakroom

### Open plan living room / kitchen

30' 11" x 12' 11" widening to 16' 2" (9.42m x 3.94m)

### Landing

### Bedroom one

18' 0" x 9' 6" (5.49m x 2.9m)

### En-suite

### Bedroom two

12' 6" x 10' 0" (3.81m x 3.05m)

### En-suite

### Bedroom three

13' 2" x 9' 1" (4.01m x 2.77m)

### Bedroom four

9' 5" x 6' 8" (2.87m x 2.03m)

### Family bathroom

## Outside & Garden

To the rear of the property there is a good size garden which is mainly laid to lawn and enclosed by fencing. There is a personnel door to the garage which measures 23' x 10' with up and over door and an off road parking space to the front.

## Location

The property is situated in the popular Chesterwell area to the north of Colchester which is superbly located for the A12/A120 interchange, Severalls Business Park, Colchester General Hospital and North Station which offers services to London's Liverpool Street. The A12 can be accessed London bound towards the M25 and north towards the A14.

There are good shopping facilities nearby and recreational facilities at the soon to be Northern Gateway.

## Important information

Council Tax Band - E

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

Tenure - Freehold

EPC rating - B

Our ref - 56149PRC

## Directions

Proceed from North Station along the Northern Approach Road, at the traffic light junction turn left onto the A134 continuing over the next mini-roundabout and right into Gloriana Road and left into Summertime Drive where the property can be found along on the right hand side.

## Further information

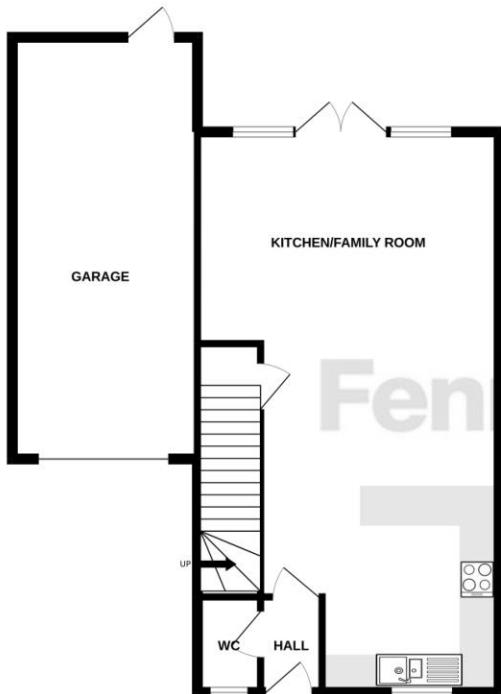
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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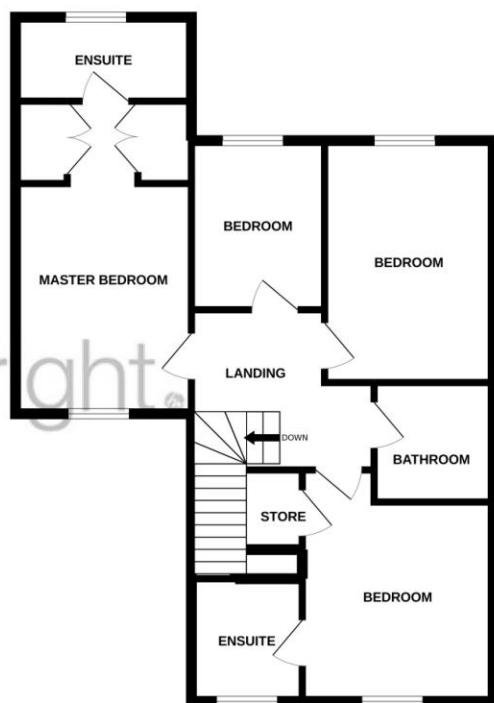
## Viewing

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

## GROUND FLOOR



## 1ST FLOOR



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To find out more or book a viewing

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