



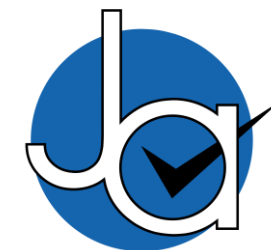
**3 bedroom
Link Detached
located in
Colchester.**

**Guide Price
£375,000 - £400,000**

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Lilianna Road Colchester CO4 6DN

FULL DESCRIPTION

OVERVIEW

*** GUIDE PRICE OF £375,000 - £400,000 ***

Situated in the sought-after area of North Colchester, this three-bedroom link-detached family home offers comfortable living in a tranquil setting. The property is part of the beautiful Chesterwell development, nestled on the edge of Chesterwell woods and close to the picturesque Suffolk/Essex border.

THE HOME AND LOCATION

Residents of Chesterwell enjoy convenient access to amenities, including the A12, Colchester Town Centre, and the nearby Train Station. The modern accommodation features a welcoming entrance hallway, a convenient downstairs WC, a well-appointed kitchen, a spacious lounge, three bedrooms, an en suite for the master bedroom, and a family bathroom.

At the front of the property, a gated carport provides secure off-road parking for approximately three vehicles and leads to a private rear garden with patio.

If you're interested in viewing this lovely home. Contact us to arrange your viewing slot and explore the charm of this North Colchester gem!

MEASUREMENTS

Master Bedroom

17' 2" x 10' 3" (5.23m x 3.12m)

En Suite

6' 3" x 6' 3" (1.91m x 1.91m)

Bedroom Two

11' 6" x 9' 4" (3.51m x 2.84m)

Bedroom Three

10' 1" x 8' 4" (3.07m x 2.54m)

Family Bathroom

8' 4" x 6' 2" (2.54m x 1.88m)

Downstairs WC

Lounge

16' 6" x 15' 1" (5.03m x 4.60m)

Front of Property

Kitchen

9' 4" x 8' 1" (2.84m x 2.46m)

First Floor Landing

Rear Garden

Entrance Hallway



3



2



1



EPC

TBC





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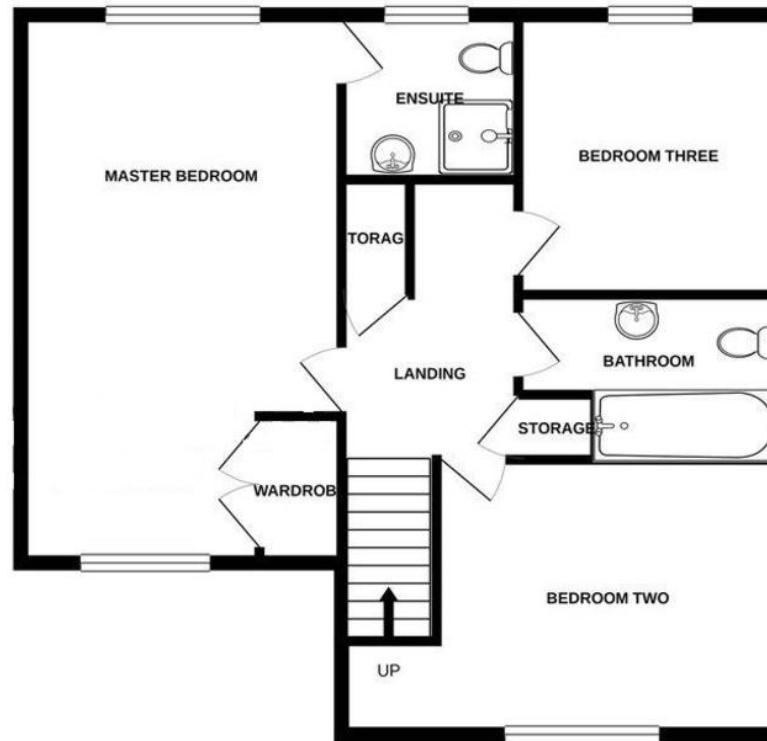
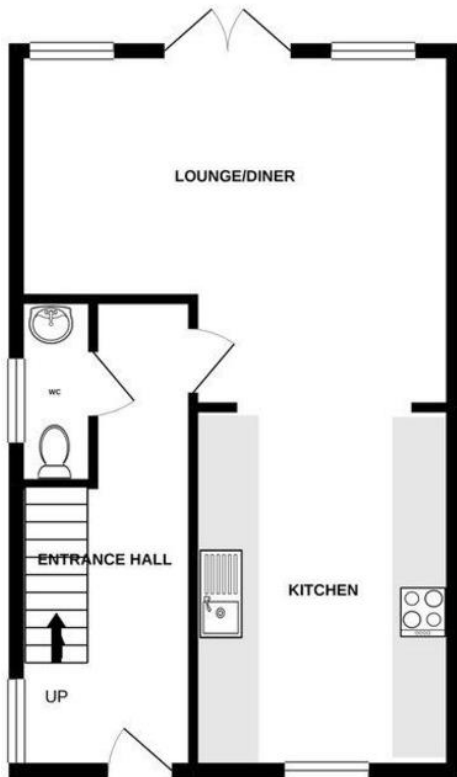


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FLOORPLAN

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONTACT

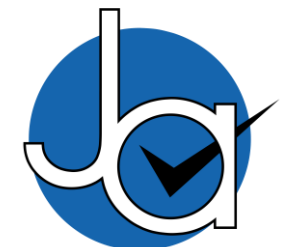
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