

57 Rouse Way, Colchester, CO1 2TT



Freehold

Offers In Excess Of

£525,000

Subject to contract

4 bedrooms
3 reception rooms
3 bathrooms



Some details

General information

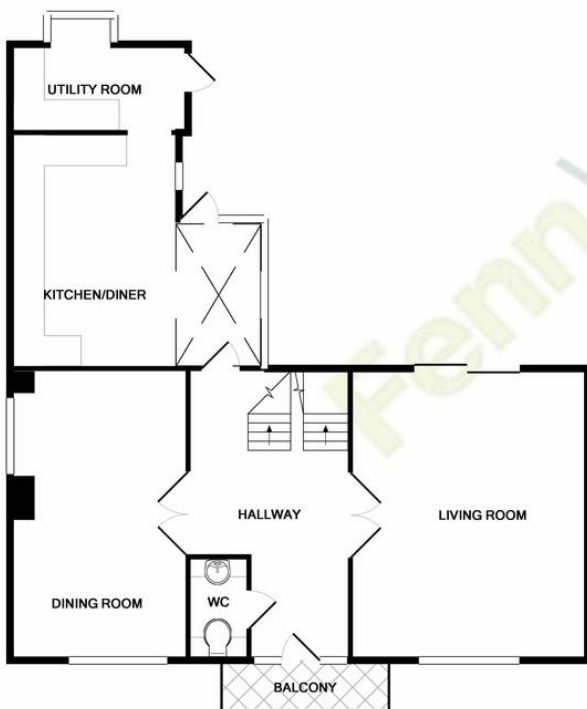
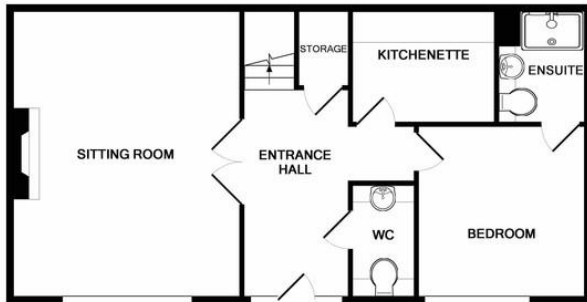
Occupying a desirable river front position, this exceptional executive detached house offering generous accommodation over three floors, offers very versatile living to the growing family and even offers potential annex facilities. Being maintained to a very high standard this unique modern property is a must view with accommodation in brief comprising:

Entering from the ground floor the accommodation begins with an entrance hall with two feature windows to the front, double doors leading to the ground floor living room, stairs leading to the first floor with storage under and doors leading to the ground floor bedroom with en suite, kitchenette and cloakroom. The cloakroom comprises a low level WC and wash hand basin with splashback tiling and extractor fan. The ground floor living room is a generous reception room with fireplace and window to front. The ground floor kitchenette has a range of cupboards and drawers with work surfaces over including a sink with drainer, spaces and plumbing for appliances. The ground floor bedroom is a generous double bedroom with window to front and a door leading to the en suite shower room with a shower cubicle, low level WC and wash hand basin, heated towel rail, shaver point and splashback tiled walls. The ground floor accommodation offers independent living as a ground floor annex.

The first floor accommodation has a generous hallway with stairs to the first and the ground floor level, double doors leading to both the living room and dining room and further doors to the kitchen, cloakroom and windows and a door leading to the balcony with views to the front which will have seasonal views of the River Colne. The dual aspect living room is a generous reception room with window to the front and sliding patio doors overlooking and leading to the rear garden. The dining room is a generous dual aspect room with windows to front and side. The kitchen/diner is a stunning addition to the property with Travertine tiled flooring, windows to the side, door leading to the rear garden and vaulted glass ceiling over. The kitchen area is fitted with a large range of wall and base mounted storage cupboards and drawers with work surfaces over including curve splashbacks.



Occupying a desirable river front position, this exceptional executive detached house offering generous accommodation over three floors, offers very versatile living to the growing family





There are integral appliances including a Whirlpool dishwasher, oven with gas hob and extractor fan over as well as an inset stainless steel sink with mixer taps over. From the kitchen there is doorway leading to the utility room to the rear with bay window to rear, door leading to side, range of base and eye level storage cupboards with work surfaces over including an inset stainless steel sink unit with drainer, integrated Whirlpool washing machine, wall mounted boiler and independent loft access over.

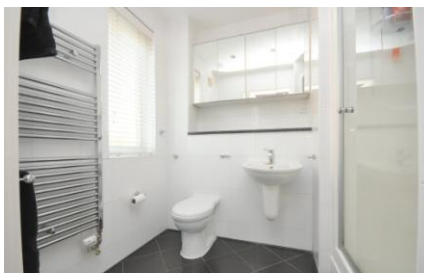
The second floor begins with a large landing with walk in airing cupboard and loft access, window to the rear and doors leading to the three main bedrooms and family bathroom. The master bedroom is a generous double bedroom with window and views to the front, an opening to a generous dressing room fitted with clothing racks and shelving, fitted ceiling fan. There is a stylish en suite shower room which comprises a shower cubicle, low level WC, wash hand basin with splashback tiling, spotlights over, fully tiled walls, tiled flooring, heated towel rail, shaver point and obscure window to side. The second bedroom is a generous double bedroom with window to front and the third bedroom is a generous double bedroom with window to rear. The family bathroom comprises a modern white suite including panel bath with shower over, low level WC and wash hand basin, fully tiled walls including an inset wall mirror, extractor fan over, spotlights over, heated towel rail, shaver point and obscure window to front.

As a special mention the en suite, family bathroom and master bedroom all have an in built speaker system.



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Entrance hall

Cloakroom

Sitting room

18' 10" x 15' (5.74m x 4.57m)

Bedroom four

11' 4" x 11' 1" (3.45m x 3.38m)

En suite

7' x 4' 11" (2.13m x 1.5m)

Kitchenette

9' 5" x 6' 11" (2.87m x 2.11m)

First floor landing

19' 7" x 10' 6" (5.97m x 3.2m)

Cloakroom

Balcony

Dual aspect living room

19' 8" x 15' 4" (5.99m x 4.67m)

Dining room

19' 8" x 11' 6" (5.99m x 3.51m)

Kitchen/diner

16' 5" x 10' 11" x 15' 3" x 9' 8" (5m x 4.65m)

Utility room

11' 7" x 5' 9" x 7' 7" (3.53m x 1.75m)

Second floor landing

Master bedroom

15' 10" x 13' 3" (4.83m x 4.04m)

Dressing room

7' 5" x 6' 3" (2.26m x 1.91m)

En suite

7' 10" x 6' 2" (2.39m x 1.88m)

Bedroom two

14' 5" x 9' 9" (4.39m x 2.97m)

Bedroom three

12' 6" x 9' 6" (3.81m x 2.9m)

Family bathroom

7' 1" x 6' 2" (2.16m x 1.88m)

The outside

The property has a front garden enclosed by hedgerow with the remainder being laid to lawn with pathway leading to front door. The rear garden commences with a paved patio with paved pathway leading around the property to further patio area, raised timber decking area. The remainder of the garden is predominantly laid to lawn with shrub borders and is enclosed by a mix of timber panel fencing and brick walls with a gate leading to the rear giving access to the double garage with roller doors - one with manual and one with electric door and further additional parking.

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Where?

The property offers a superb location being within walking distance of the town centre with its range of shopping facilities, bars, restaurants, a multi-screen cinema and the Mercury Theatre. Colchester Town and Colchester North railway stations are also only a short drive away providing links to London Liverpool Street and the coastal towns of Frinton, Walton and Clacton.

Important information

Council Tax Band - F

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

Tenure - Freehold but has a service charge for maintenance of the external communal areas of £125 per annum

EPC Rating - C

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.



Directions

Heading away from Colchester's High Street continue along and down East Hill, at the traffic lights continue on to East Street and continue round until you reach the roundabout joining Ipswich Road, heading along Ipswich Road turn left into Fenwick Drive and at the end of the road turn right into Rouse Way where you will find the property on your left hand side. Our ref: 32877JRB/SMG.

To find out more or book a viewing

01206 763 388

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Particulars for 57 Rouse Way, Colchester, CO1 2TT

