

383 Mill Road, Mile End, Colchester, CO4 5GG



**Freehold**

Guide Price

**£475,000**

Subject to contract

**Superbly positioned**

**4** bedrooms

**2** reception rooms

**2** bathrooms



# Some details

## General information

A spacious four bedroom detached house offering well planned family accommodation, occupying a superb position within easy reach of Colchester mainline station, A12 dual carriageway, General Hospital and Highwoods Country Park.

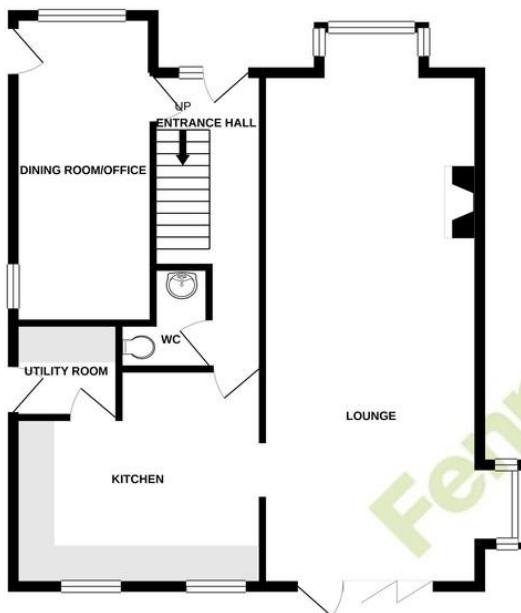
The accommodation briefly comprises an entrance hall with stairs to the first floor and door to a cloakroom with wc and wash basin with storage cupboards under. There is a good sized dining room, currently used as an office, with door to outside and dual aspect windows. The spacious lounge/dining room has dual aspect windows and bi-fold doors opening out onto the rear garden. There is a well fitted kitchen/breakfast room having worksurfaces with a good array of cupboards and drawers under, inset gas hob with cooker hood over, built-in double oven and grill, inset sink, fitted wall units and tall storage cupboard. The adjoining utility room has worksurface with inset sink, cupboard and space under, plumbing for washing machine and door to outside.

On the first floor the landing has access to the loft space and an airing cupboard. The front facing master bedroom has a range of built-in wardrobes to one wall, built-in storage cupboard and an ensuite with shower cubicle, wc and wash basin. There are three additional bedrooms and a family bathroom having panel bath with shower over, wc, large vanity with inset wash basin and cupboards under and inset spot lighting.



Occupying a delightful non-estate position, a superb four bedroom detached house offering spacious and well planned family accommodation.

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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Cloakroom

Office/dining room

16' x 8' (4.88m x 2.44m)

Lounge/dining room

30' x 11' 6" (9.14m x 3.51m)

Kitchen/breakfast room

15' 2" x 9' 4" (4.62m x 2.84m)

Utility room

5' 8" x 5' 5" (1.73m x 1.65m)

Landing

Master bedroom

16' narrowing to 10'8" x 14' 8" (4.88m x 4.47m)

Ensuite

Bedroom two

12' x 10' 8" (3.66m x 3.25m)

Bedroom three

8' 6" x 8' (2.59m x 2.44m)

Bedroom four

8' 8" x 7' 8" (2.64m x 2.34m)

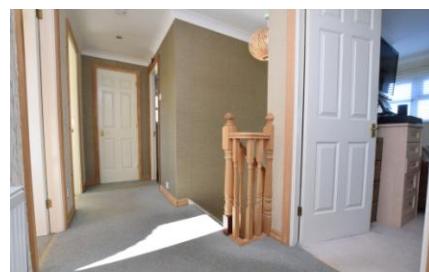
Bathroom

8' 4" x 5' 4" (2.54m x 1.63m)



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### **The outside**

The property is set back from the road and has a block paved driveway providing off road parking for a number of vehicles. The lovely rear garden is predominantly laid to lawn with patio and flower bed to rear and a substantial summerhouse.

### **Location**

As previously the property occupies an extremely convenient position with straightforward access to the A12 dual carriageway, mainline station, General Hospital and Highwoods Country Park. Central Colchester is within easy reach with its excellent range of shopping and recreational amenities, wine bars, restaurants and Mercury Theatre.

### **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 - 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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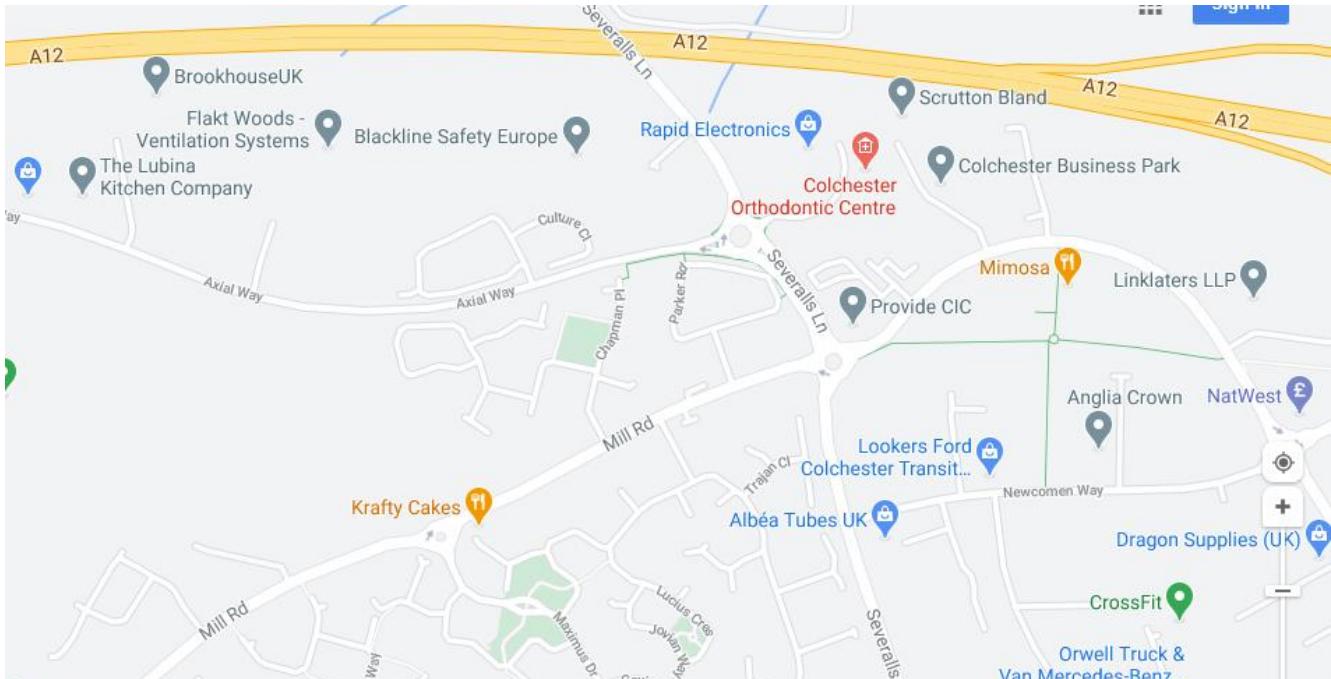
### **Viewing**

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



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## Directions

Proceed to the north of Colchester along the A134 Northern Approach Road, turn right at the traffic lights into Mill Road, follow the road and the property will be found, after some distance, on the right hand side.

To find out more or book a viewing

# 01206 763 388

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