



Abbey Field View, COLCHESTER, CO2 7US

welcome to

Abbey Field View, COLCHESTER

This modern and well presented semi detached house is situated on the south side of Colchester, offering excellent access to local shops, amenities and schools. The property is located around 1 mile from St Botolphs train station and the city centre.



Early viewing is advised of this three bedroom semi detached family home conveniently situated for access to amenities and transport links.

The property offers beautifully presented and spacious living accommodation with features such as bespoke kitchen, three bedrooms, en suite to master bedroom, private rear garden and car port.

Entrance Door To:

Entrance Hall

Stairs to first floor, wood flooring, doors to:

Cloakroom

Low level w.c., wash hand basin, radiator, upvc double glazed window to front.

Lounge

Upvc double glazed window, upvc double glazed double doors to rear, radiator, carpet.

Kitchen / Diner

Comprehensive range of modern matching base and eye level units, granite work surfaces, inset sink and drainer unit with mixer tap, built-in eye level double oven, inset four ring gas hob, large inset fridge/freezer with cold water and ice maker, central island/breakfast bar with drawers, space for washing machine, under unit lighting, kickboard lighting, ceiling spotlights, tiled floor to kitchen area and laminate wood flooring to dining area, radiator, upvc double glazed bay window to front, upvc double glazed door to rear.

First Floor Accommodation

Landing

Carpet, upvc double glazed window to front, radiator, airing cupboard.

Bedroom One

Upvc double glazed window to rear, radiator, built-in wardrobe, carpet, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, upvc double glazed window to rear, radiator.

Bedroom Two

Upvc double glazed window to front, radiator, carpet, built-in wardrobe.

Bedroom Three

Upvc double glazed window to rear, radiator, carpet, built-in wardrobe.

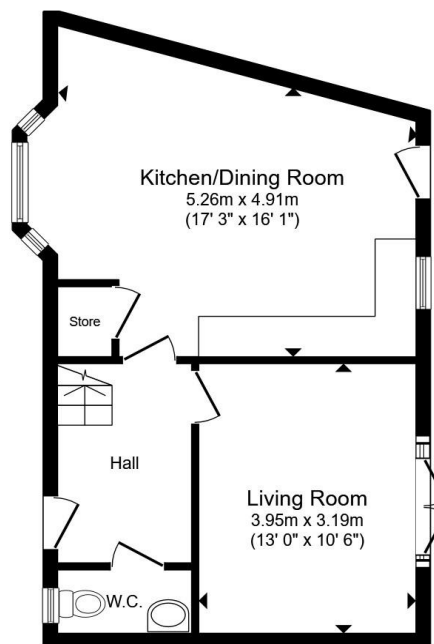
Family Bathroom

White three piece suite comprising panel enclosed bath with showerhead attachment, pedestal wash hand basin and low level w.c., tiled splashbacks, spotlights, radiator.

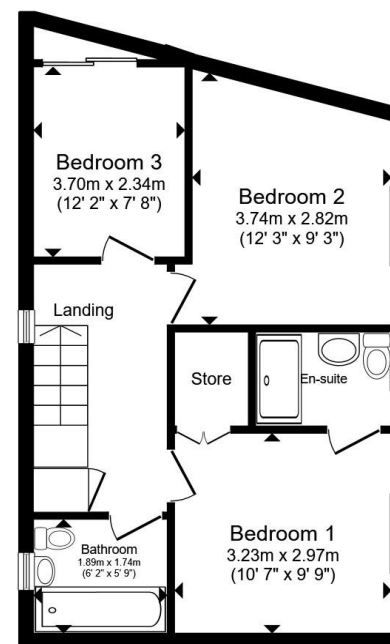
Outside

The private rear garden commences with patio area providing the perfect space for outside dining. The remainder is mainly laid to lawn with mature shrubs, trees and flowers, all enclosed by panel fencing providing privacy. There is also a greenhouse and shed.

The property benefits from driveway and car port parking.



Ground Floor



First Floor

Total floor area 88.1 m² (948 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Abbey Field View, COLCHESTER

- Modern Semi Detached House
- Lounge & Kitchen/Diner
- Three Bedrooms
- Cloakroom, En Suite & Bathroom
- Enclosed Rear Garden
- Driveway & Car Port
- Viewing Advised

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121644 - 0002

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