



**Brigade Grove, Colchester, CO2 7FY**

**welcome to**

**Brigade Grove, Colchester**

This modern and beautifully presented four bedroom detached house is situated on the south side of Colchester, within 1 mile of the city centre and train station. The property offers excellent access to local grocery shop, doctor's surgery, Old Heath Recreation Ground, schools and amenities.



**This spacious and well presented family home is situated in a cul-de-sac position, within close proximity of amenities and transport links.**

**Ground floor accommodation comprises entrance hall, cloakroom, 19 ft lounge, separate dining room, modern kitchen and utility room.**

**The first floor offers master bedroom with en suite shower room, three further bedrooms and a family bathroom.**

**Externally the property benefits from generous rear garden with detached Studio which is perfect for many uses and is currently used as an office/gym.**

**Additionally there is a garage and allocated parking space.**

#### **Agents Note**

There is a small service charge payable with this property of approximately £200 per annum to cover maintenance of communal areas.

#### **Entrance Door To:**

#### **Entrance Hall**

Radiator, Amtico flooring, stairs to first floor, built-in cupboard, doors to:

#### **Living Room**

19' 9" x 11' 2" ( 6.02m x 3.40m )

Upvc double glazed window to front, two upvc double glazed windows to side, upvc double glazed French doors to side, Amtico flooring, two radiators.

#### **Dining Room**

10' 1" max x 8' 9" max ( 3.07m max x 2.67m max )

Upvc double glazed window to front, upvc double glazed window to side, radiator, Amtico flooring.

#### **Kitchen**

11' 6" max x 9' 5" max ( 3.51m max x 2.87m max )

Modern range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, built-in double oven and hob with stainless steel splashback and extractor fan over, integrated fridge/freezer and dishwasher, Amtico flooring, upvc double glazed window to side, door to:

#### **Utility Room**

6' 10" max x 5' 1" max ( 2.08m max x 1.55m max )

Modern base and eye level units, work surfaces, inset stainless steel sink unit with mixer tap, wall mounted boiler, Amtico flooring, built-in washing machine, upvc double glazed door to rear.

#### **First Floor Accommodation**

#### **Landing**

Large built-in storage cupboard, carpet, radiator, doors to:

#### **Bedroom One**

11' 10" max x 11' 5" max ( 3.61m max x 3.48m max )

Upvc double glazed windows to side and rear, carpet, radiator, door to:

#### **En Suite**

Modern white suite comprising shower cubicle, low level w.c. and pedestal wash hand basin, part tiled walls, tiled floor, upvc double glazed obscure window to rear.

#### **Bedroom Two**

11' 7" max into wardrobe x 9' 10" max ( 3.53m max into wardrobe x 3.00m max )

Upvc double glazed window to rear, radiator, carpet.

#### **Bedroom Three**

9' 9" max x 8' max ( 2.97m max x 2.44m max )

Upvc double glazed window to front, radiator, carpet.

#### **Bedroom Four**

10' 4" max into wardrobe x 8' 4" max ( 3.15m max into wardrobe x 2.54m max )

Upvc double glazed window to front, radiator, carpet.

#### **Family Bathroom**

Modern white suite comprising panel enclosed bath with shower over and screen, pedestal wash hand basin and low level w.c., part tiled walls, Amtico flooring, radiator, wall mounted cabinets and shelf, upvc double glazed window to front.

#### **Outside**

#### **Parking & Garage**

There is a Garage to the rear of the property, accessed from the garden and one allocated parking space.

#### **Rear Garden**

There is a generous and well maintained rear garden which commences with patio seating area, the remainder being mainly laid to artificial lawn with studio, shed and access gate to side, all enclosed by panel fencing

#### **Studio**

13' 3" x 9' 5" ( 4.04m x 2.87m )

There is a useful outbuilding/studio with power connected, laminate wood flooring, ceiling spotlights and upvc double glazed windows and French doors. This is currently used as a home office/gym.

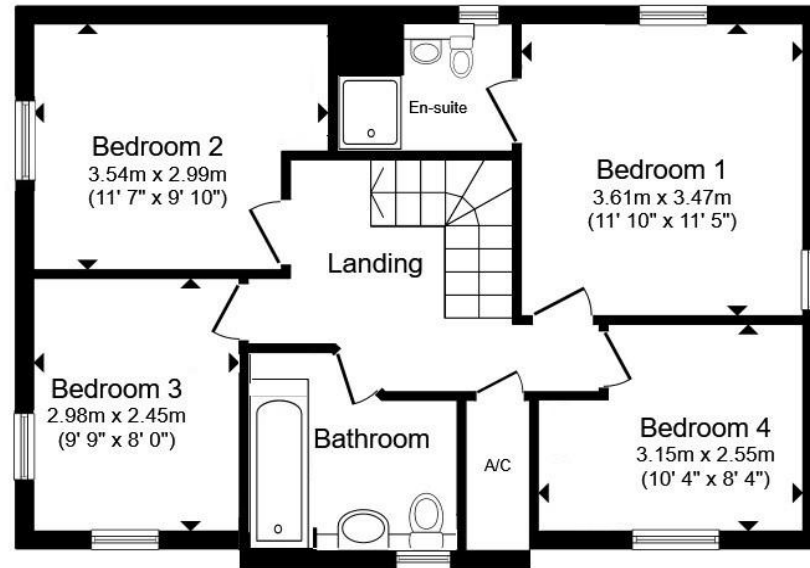


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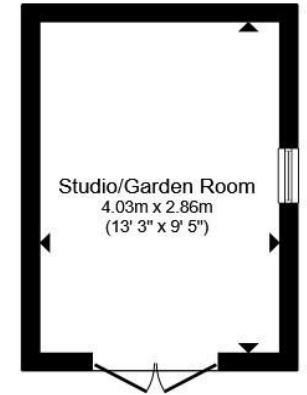




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 126.3 m<sup>2</sup> (1,360 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](http://www.propertybox.io)

welcome to

## Brigade Grove, Colchester

- Modern Detached Family Home
- Two Reception Rooms
- Modern Kitchen & Utility
- Cloakroom, En Suite & Bathroom
- Four Bedrooms
- Detached Studio & Generous Garden
- Parking & Garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of

**£525,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS121554 - 0004

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