



Roach Vale, Colchester, CO4 3YN

welcome to

Roach Vale, Colchester

This impressive END-TERRACE HOUSE is BEUTIFULLY PRESENTED and provides GENEROUS ACCOMMODATION making the PERFECT HOME FOR GROWING FAMILIES situated in a POPULAR CUL-DE-SAC on the ROACH VALE ESTATE being ideal for LOCAL SCHOOLS, various shops and the A12/A120.



Entrance

The property is entered via the front door with obscure glazed inset leading to:

Entrance Lobby

Double glazed window to the side aspect and a door leading to;

Hallway

Radiator, stairs rising to the first floor and doors leading to;

Living Room

Dual aspect with double glazed windows to the front and side aspects, built-in understairs cupboard and two radiators.

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin, tiled splashbacks, chrome heated towel rail, part tiled walls and tiled flooring.

Dining Room

Radiator and open access to:

Sun Lounge

Double glazed French doors opening onto the rear garden flanked with double glazed windows, double glazed windows to the side aspect, vertical designer radiator, underfloor heating and open access to:

Kitchen

Double glazed window to the side aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, brick-patterned tiled splashbacks, extensive range of wall and floor mounted matching cupboards and drawers, integral dishwasher, built-in electric double oven with five-ring gas hob and cooker hood over, plumbing for a washing machine and tiled flooring with underfloor heating.

First Floor Landing

Double glazed window to the side aspect and doors leading to;

Bedroom Two

Double glazed window to the front aspect, built-in wardrobe and a radiator.

Bedroom Three

Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bedroom Four

Double glazed window to the side aspect and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with adjustable shower head/mixer-tap and waterfall shower head over, circular sink with mixer-tap and cupboard under, low level WC, built-in airing cupboard (housing the boiler with shelving), chrome heated towel rail and part tiled walls.

Second Floor

Bedroom One

(Loft room accessed via the door and staircase from the first floor landing). Three double glazed Velux skylight windows to the side aspect, fitted wardrobes/hangers, built-in eaves storage, two radiators, inset spotlights.

Shower Cubicle

Built-in shower cubicle with adjustable shower head/mixer-tap and aqua-boarded walls.

Rear Garden

The rear garden is mainly block paved with an artificial lawned area to the rear, brick-built shed (with double glazed French doors to the front), external tap, external lighting and further gated access to the side.

Front Garden

The front garden area is mainly shingled.

Garage

Extended garage with up-and-over door to the front, double glazed French doors to the front, cupboards/worktop and workbench with power and lighting connected.

Parking

The driveway can be found to the side of the property providing off road parking for a number of vehicles.



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welcome to

Roach Vale, Colchester

- Four Bedrooms
- End Terrace Family Home
- Stylish Contemporary Kitchen
- Lounge & Separate Dining Room
- Sun Lounge With French Doors
- Master Bedroom With Shower Cubicle
- Double Garage & Driveway
- Sought-After Cul-De-Sac Location

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

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110214 - 0002

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