



1 ALAN WAY, COLCHESTER,

ESSEX CO3 4LG

NP NICHOLAS
PERCIVAL

Offered with No Onward Chain, is this fully updated and modernised detached four bedroom family home in the ever popular area of Prettygate, Colchester.

The property is comprised of an open plan, family friendly kitchen / dining / living area, utility room, w/c, main bedroom suite with en-suite shower and walk in wardrobe, and family bathroom. Ample off road parking is provided and there is a generous landscaped rear garden.

Gas Central Heating | EPC Awaited | Tenure Freehold | Council Tax Band D



Property

The property opens to the entrance hall, that leads through to the open plan living / dining / kitchen area with both bi-folds from the living area and French doors from the kitchen providing direct access to the generous, landscaped rear garden.

The kitchen features the following integrated AEG appliances – grill oven, conventional oven, four ring gas hob, extractor hood, dishwasher and under-counter fridge. The kitchen units are of a sleek design and provide plenty of storage with a good array of cupboards and drawers. The kitchen is finished by and attractive Oak block worktop that also forms a breakfast bar for informal dining.

The utility room provides additional space for a free-standing washing machine and free-standing tumble dryer, as well as access to the w/c within which the gas boiler is located.

Ascending the stairs to the first floor, there are three double bedrooms and one single.

The main bedroom benefits from a walk-in wardrobe and en-suite comprised of a walk-in shower with both rainfall head and mixer hose, handbasin set within a vanity unit, heated towel rail and w/c. Bedroom two is a double to the front, bedroom three a double to the rear and the fourth bedroom (a single) could make the ideal work from home office.

The family bathroom completes the internal accommodation and is comprised of a bath

with shower screen, rainfall head and mixer hose. A hand basin set within a vanity unit, w/c and heated towel rail.

Outside

To the front of the property there is off-road parking for at least three vehicles. Cabling is in place for car charging point and there is also light sensitive downlighting to the front.

Gated access leads to the generously sized, landscaped rear garden.

There is a large patio adjacent to the property, a second seating area to the side captures the afternoon sun, and the owners have included a 10 foot x 8 foot garden shed on a concrete base for the storage of garden furniture and tools.

Situation

The property enjoys a quiet residential setting in a very popular area of Colchester. The local primary, junior and state secondary schools have all been rated as 'Good' at their latest Ofsted inspections.

Within walking distance there is a small parade of shops, including a Coop, Post Office Counter Service, Pharmacy and Library.

In addition to the local state schools the City of Colchester boasts some first rate private establishments that are within easy reach upon the Lexden Road.

The city also benefits from all the leisure, dining, entertainment, recreational and



shopping facilities expected of a major regional centre.

For the commuter the mainline railway station provides an inter-city connection to London in around 50 minutes, the A12 and A120 are also easily accessible for onward travel to Chelmsford and Stansted Airport.

Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





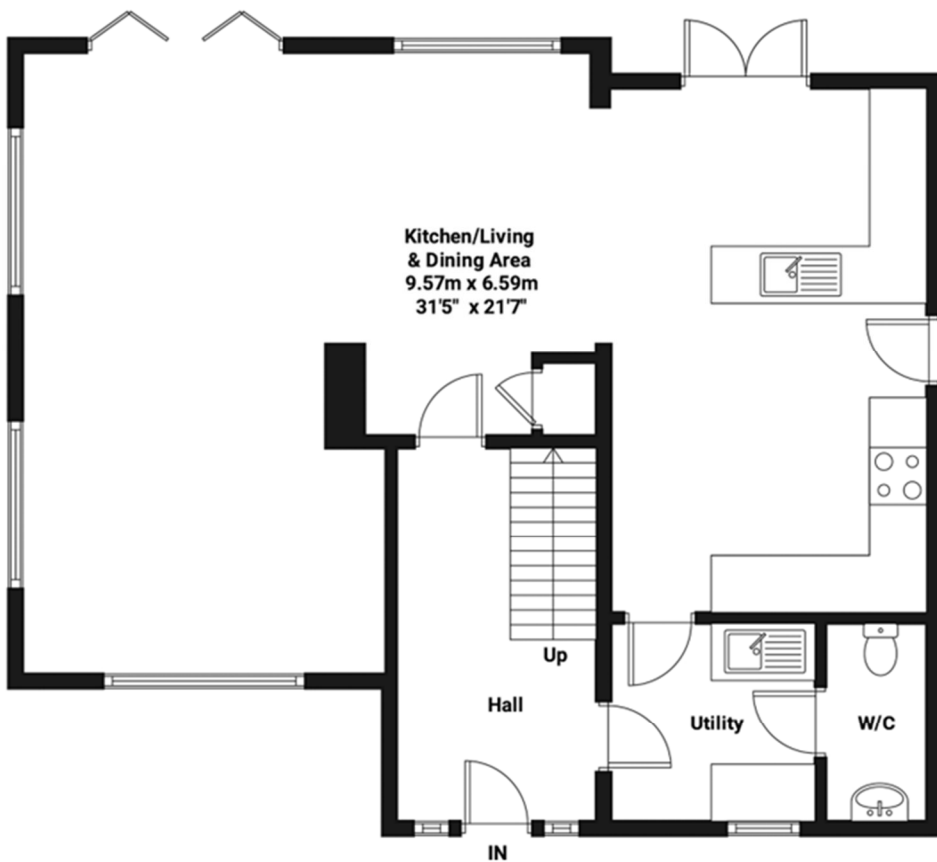
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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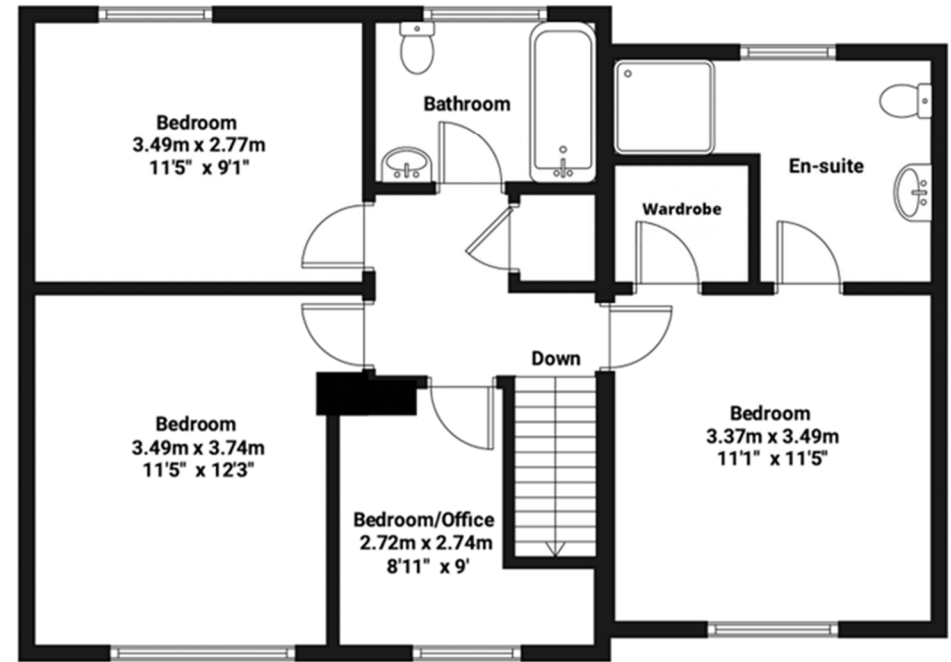
NICHOLAS PERCIVAL are proud to be members of;







Ground Floor



First Floor

**TOTAL APPROXIMATE FLOOR AREA:
1348.5 sq ft (125.28 sq mt)**

Alan Way, Colchester

Illustration for identification purposes only. Measurements are approximate and not to scale.

