Fenn Wright

THE HOME OF PROPERTY



16 Maple Way, Leavenheath, Colchester, Suffolk, CO6 4PQ

Guide Price: £325,000 - £350,000 Subject to Contract - Freehold

An extended two bedroom semi detached bungalow offered in good decorative order on this popular modern development offering enclosed attractive gardens, ample off road parking and detached garage.

- Well Presented Semi Detached Bungalow
- Two Bedrooms
- Lounge
- Conservatory
- Kitchen & Utility Room
- Extended Accommodation
- Modern Shower Room
- Ample Off Road Parking & Detached Garage
- Popular Modern Development
- Attractive Garden

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An extended well presented semi detached bungalow situated on this popular development to the north of the city offering plenty of off road parking, detached garage and attractive gardens.

Double glazed entrance door leads to an entrance porch with further door leading to the entrance hall with useful storage cupboard. The lounge is located to the rear, has a feature fireplace and sliding doors that lead to a conservatory which is brick based and double glazed with solid roof and French doors leading to the rear garden, tiled flooring.

The kitchen offers a range of fitted units and work surfaces with cupboards under, built in four ring gas hob and electric oven with extractor fan over, inset one and a half bowl sink with mixer taps, wall mounted cabinets, double glazed window to the front, a further door leading to the useful utility room with plumbing for washing machine, fitted work surfaces and storage, double glazed door and window to the rear garden, tiled flooring.

Bedrooms one and two are located to the front, bedroom one having a range of fitted bedroom furniture.

The shower room has been recently installed with a stylish suite comprising shower cubicle, vanity sink with mixer taps, WC, chrome heated towel rail, complementary tiling and double glazed window to the front.

Outside

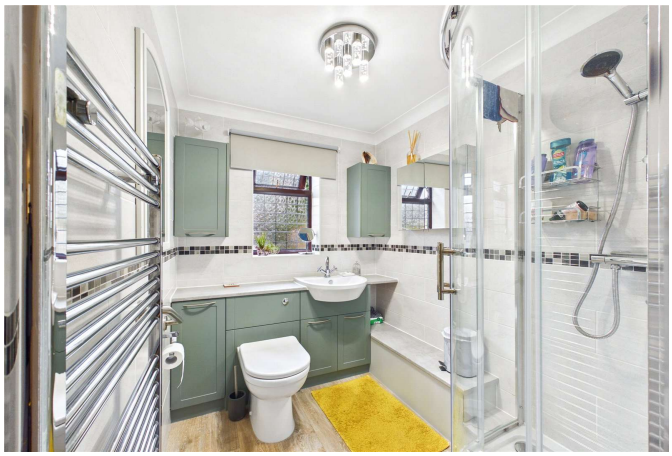
To the rear of the property there is an attractive garden which is mainly paved with various flower and shrub borders, pergola, greenhouse, potting shed and large timber workshop. There are double wooden gates which could provide further secure hardstanding if required. A pedestrian gate leads to the driveway to the front which provides off road parking for numerous vehicles and also gives access to the detached garage.

Important information

Council Tax Band - C
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold.
EPC Rating - C
Ref - SUD260532/PC

Directions

Please use postcode CO6 4PQ for Satnav.









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Leavenheath
Colchester, CO6 4PQ



Approximate total area(1)
786 ft²
72.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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