



5 MOUNTBATTEN DRIVE, COLCHESTER CO2

£1,700 PER MONTH

4 Bedrooms | 2 Bathrooms | 3 Receptions

**** AVAILABLE OCTOBER **** Branocs Estates are pleased to offer this well-presented FOUR Bedroom DETACHED Family Home situated within a popular development South of Colchester & within walking distance of local amenities. The property boasts THREE Reception rooms comprising of a spacious Lounge, Dining Room & Study/Playroom, a beautifully fitted Kitchen/Diner, En-Suite & Family Bathroom whilst externally offering a low maintenance rear garden & driveway parking for multiple vehicles. Early viewing advised!



Front of Property

Driveway parking for multiple vehicles, side gate access

Entrance Hall

Under-stair storage cupboard, stairs rising to first floor, doors to;

Cloakroom

WC, hand wash basin

Lounge 15'7" x 14'11" (4.76 x 4.55)

Laminate flooring, window to front, radiator

Dining Room 9'0" x 8'5" (2.76 x 2.59)

Laminate flooring, doors leading to conservatory

Study/Playroom 12'4" x 7'10" (3.77 x 2.40)

Laminate flooring, window to front.

Kitchen 15'1" x 11'6" (4.62 x 3.52)

Wall & base units, spaces for range cooker & fridge freezer, integrated dishwasher & washing machine, window to rear

Conservatory 13'3" x 8'7" (4.06 x 2.62)

Tiled flooring, doors leading to rear garden

FIRST FLOOR

Landing

Doors to;

Bedroom One 12'4" x 9'11" (3.77 x 3.03)

Fitted wardrobe, window to front

En-Suite

Corner shower, WC, hand wash basin

Bedroom Two 11'11" x 9'1" (3.65 x 2.77)

Fitted wardrobe, window to rear

Bedroom Three 12'0" x 8'3" (3.67 x 2.52)

Fitted wardrobe, window to front

Bedroom Four 10'1" x 8'2" (3.09 x 2.49)

Window to rear

Bathroom

Bath with shower over, WC, hand wash basin

Rear of Property

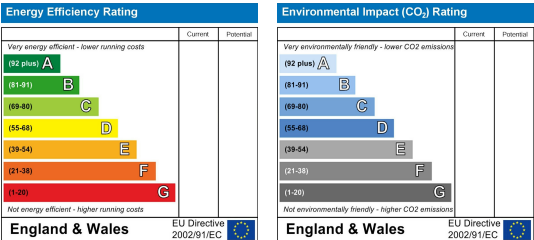
Low maintenance commencing with paved patio area, enclosed by panel fencing, side gate access.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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