



## New Braiswick Park

**\*\*Chain Free\*\*** A well presented, spacious detached home with off road parking and a garage.

Guide price £400,000

# Apprentice Drive

Colchester, CO4



- Detached
- 4 Bedrooms
- Walking distance to North Station
- Garage
- 2 Bathrooms and a WC
- Chain Free
- 2 Receptions
- Driveway
- Guide Price £400,000 - £450,000

## The Property

A beautifully designed 4-bedroom townhouse, offering spacious and modern living across three floors. The ground floor features a bright living room, a contemporary kitchen diner with double doors leading to the sunny garden, and a convenient WC under stairs.

On the first floor, you will find two generous bedrooms and a family bathroom with a bath and overhead shower. The second floor boasts two additional bedrooms, including a Principal suite with an ensuite bathroom. This home is perfect for families or professionals seeking comfort and style in a sought-after location.

## The Outside

The low-maintenance garden with astro turf lawn provides a lush, green space ideal for relaxation and play, ensuring year-round enjoyment without the hassle of upkeep. This thoughtfully designed garden offers the perfect blend of functionality and aesthetics, making it an ideal extension of the home's living space.

## The Area

New Braiswick Park, is a highly sought-after and 2km northwest of Colchester. A peaceful, residential oasis, Braiswick offers the village lifestyle but with the benefit of being only striking distance from the buzz of Colchester's city centre. Colchester itself has a wide array of restaurants, bars and eateries, as well as entertainment facilities. Braiswick is well connected with excellent transport links, both road and rail. North Station is a short drive away, and you can be in London within an hour. There are excellent local nurseries, primary schools and high schools.

## Further Information

Tenure - Freehold

Council Tax - Colchester Band E

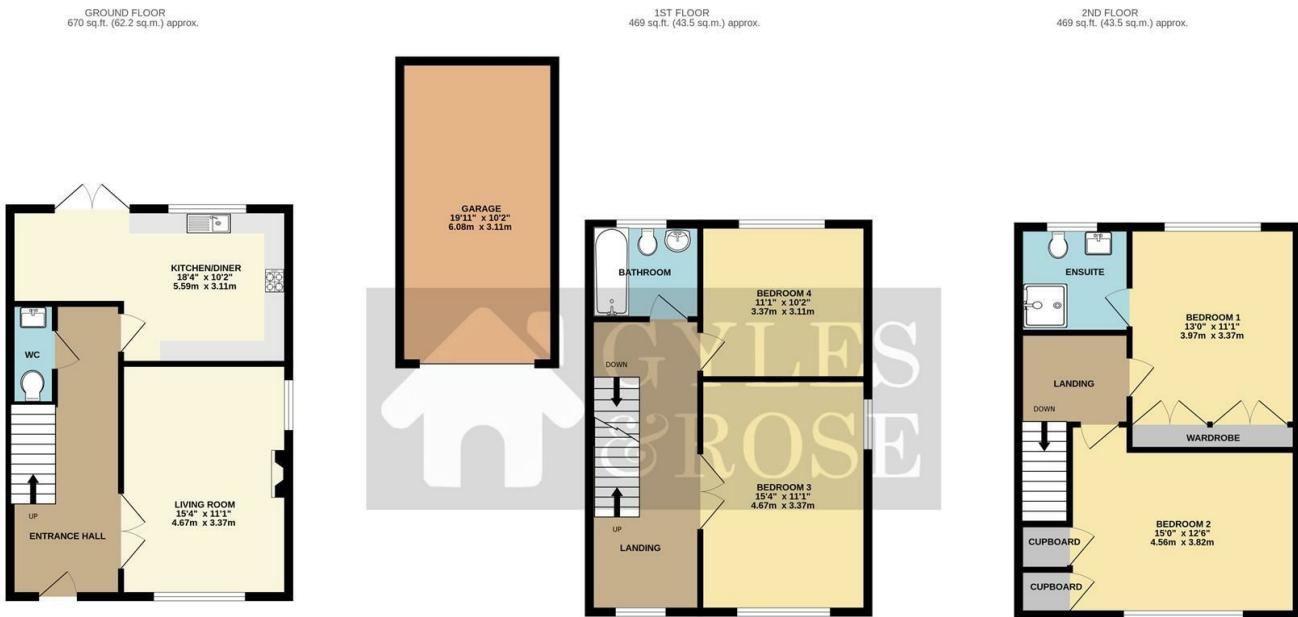
Construction - Brick

Mains Gas, Electricity, Sewerage and Water

Seller position - Chain Free



## Floor Plan



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			