



Baden Powell Drive, Colchester, CO3 4SR

welcome to

Baden Powell Drive, Colchester

This large detached three bed bungalow is situated on the popular west side of Colchester offering good access to local amenities, schools and A12. The property benefits from three bedrooms, large rear garden and ample parking.



Early viewing is advised of this spacious detached bungalow situated in the ever popular Prettygate area of Colchester.

Accommodation comprises entrance hall, living room leading to study, kitchen with door to rear garden. The property also offers two double bedrooms, single bedroom, bathroom and en suite from the master room.

Externally there is a beautiful large rear garden and off street parking for several cars.

Entrance Door To:

L-shaped hallway

L-Shaped Hallway

With built-in storage cupboards and doors to:

Lounge

18' 3" x 11' 6" (5.56m x 3.51m)

Double glazed window to rear, gas fireplace, radiator, square archway to:

Dining Area / Study

11' 7" x 7' 5" (3.53m x 2.26m)

Double glazed window to front, carpet.

Kitchen

19' 8" max x 11' 2" max (5.99m max x 3.40m max)

Laminate flooring, range of base and eye level units, work surfaces, inset sink and drainer, integrated oven and grill, space for appliances, dining area, two radiators, double glazed window to side, double glazed window and door to rear.

Bedroom One

19' 6" max x 13' 6" max (5.94m max x 4.11m max)

Double glazed window to rear, built-in wardrobe cupboard, carpet, radiator, door to:

En Suite

Corner shower cubicle, low level w.c., vanity wash hand basin, laminate flooring, double glazed frosted window to side.

Bedroom Two

10' 10" max x 9' 10" max (3.30m max x 3.00m max)

Double glazed window to front, carpets, built-in wardrobe, radiator.

Bedroom Three

10' 8" max x 8' 2" max (3.25m max x 2.49m max)

Double glazed window to front, carpets, built-in wardrobe, radiator.

Shower Room

Shower cubicle, low level w.c., wash hand basin, part tiled walls, double glazed window to side.

Outside

To the front of the property there is a driveway providing off road parking and giving access to garage with electric roller door. There is a lawned garden area.

The rear garden is mainly laid to lawn with mature shrubs and trees, all enclosed by fencing. The rear garden provides side access to the garage, and contains two sheds, one with power, and a greenhouse.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Baden Powell Drive, Colchester

- No Chain
- Detached Bungalow
- Family Bathroom & En Suite
- Three Bedrooms
- Large Enclosed Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS119771 - 0006

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