



Firstore Drive, Colchester, CO3 9EA

welcome to

Firststore Drive, Colchester

This spacious detached family home is situated on the west side of Colchester offering excellent access to local amenities such as Tollgate Retail Park and Stane Retail Park, popular schools and A12. The property is also located within 3 miles of Colchester's city centre.



Early viewing is advised of this family home situated in the ever popular Lexden area of Colchester, offering excellent access to amenities, schools and transport links.

Ground floor accommodation comprises entrance hall, spacious living room and kitchen/diner, cloakroom and conservatory with doors to garden. The first floor benefits from four bedrooms and a four piece family bathroom. Externally there is off road parking, a garage and enclosed rear garden.

Entrance Door To:

Entrance Hall

Karndean flooring, stairs to first floor, radiator, doors to:

Cloakroom

Low level w.c. and wall mounted wash hand basin, tiled floor, heated towel rail, double glazed window to side.

Lounge

19' x 11' (5.79m x 3.35m)

Double glazed window to side, double glazed window to front, karndean flooring, radiator.

Kitchen / Diner

19' 1" max x 12' max (5.82m max x 3.66m max)

Wren kitchen comprising range of base and eye level units, work surfaces with inset one and a quarter sink and drainer unit with mixer tap, tiled splashbacks, integrated double oven, integrated dishwasher and washing machine, induction hob with extractor over, breakfast bar, plenty of storage, karndean flooring, cupboard under stairs, two radiators, full height fridge and freezer, upvc double glazed window to rear and door to side, open plan to:

Conservatory

11' max x 9' 1" max (3.35m max x 2.77m max)

Upvc double glazed and brick construction, Karndean flooring, pitched roof, doors to side to garden.

First Floor Accommodation

Landing

Loft access, doors to:

Bedroom One

11' 1" x 9' 1" (3.38m x 2.77m)

Double glazed window to front, radiator.

Bedroom Two

10' x 10' (3.05m x 3.05m)

Double glazed window to rear, radiator.

Bedroom Three

9' 1" max x 8' 1" max (2.77m max x 2.46m max)

Double glazed window to rear, radiator.

Bedroom Four

8' 1" max x 8' 1" max into door recess (2.46m max x 2.46m max into door recess)

Double glazed window to front, radiator.

Bathroom

Modern four piece suite comprising panel enclosed bath, corner shower cubicle with curved screen, concealed cistern w.c. and bowl wash hand basin set into vanity unit, tiled flooring, heated towel rail, double glazed window to side.

Outside

The property benefits from Single Garage with window and door to rear and storage in rafters. There is a driveway providing off road parking.

The rear garden is south west facing and comprises of Indian sandstone tiled patio and lawned garden, all enclosed by hedging and panel fencing.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Connells Group.



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welcome to

Firststore Drive, Colchester

- Detached Family Home
- Spacious Living Accommodation
- Double Glazed Conservatory
- Ground Floor Cloakroom
- Four Bedrooms
- Four Piece Family Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden

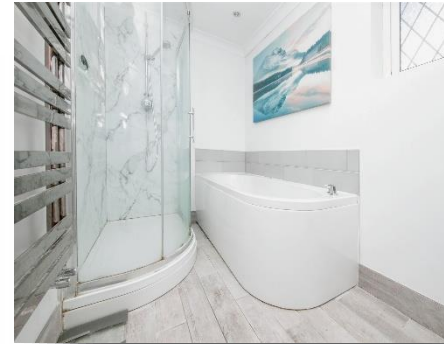
Tenure: Freehold EPC Rating: D

guide price

£400,000 - £425,000



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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Property Ref:
CCS120220 - 0004

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