



**Henry Everett Grove, Colchester, CO2 9FX**

**welcome to**

**Henry Everett Grove, Colchester**

Offered with no onward chain, this three bedroom detached house is situated in a cul-de-sac position on the south side of Colchester, offering good access to local amenities and being an ideal family home.



**Early viewing is advised of this spacious detached home offered for sale with no onward chain.**

**Ground floor accommodation comprises entrance hall, cloakroom, lounge, kitchen/breakfast room and conservatory. The first floor offers master bedroom with en suite shower room, two further bedrooms and a family bathroom.**

**Externally there is an enclosed rear garden, as well as driveway parking and a garage.**

#### **Entrance Door To:**

#### **Entrance Hall**

Tiled floor, stairs to first floor, door to:

#### **Living Room**

14' 4" max x 12' 2" max ( 4.37m max x 3.71m max )  
Laminate wood flooring, radiator, upvc double glazed window to front, under stairs storage cupboard, door to:

#### **Kitchen / Breakfast Room**

16' 5" max into cupboard x 12' 3" max ( 5.00m max into cupboard x 3.73m max )  
Upvc double glazed doors to Conservatory, tiled floor, radiator, ceiling spotlights, range of base and eye level units, roll top work surfaces, inset sink and drainer unit, tiled splashbacks, built-in eye level oven and grill, inset hob with stainless steel splashback and extractor over, integrated fridge/freezer, dishwasher, space for washing machine, boiler cupboard, door to:

#### **Sun Room / Dining Room**

11' 7" x 10' 3" ( 3.53m x 3.12m )  
Wood laminate flooring, upvc double glazed windows to rear and doors to side leading to garden.

#### **Cloakroom**

Low level w.c., wash hand basin, radiator, tiled floor.

### **First Floor Accommodation**

#### **Landing**

Loft access, carpet, doors to:

#### **Bedroom One**

11' 5" x 9' 8" max into wardrobe ( 3.48m x 2.95m max into wardrobe )  
Upvc double glazed window, radiator, carpet, built-in wardrobes, door to:

#### **En Suite**

Double shower cubicle, low level w.c., wash hand basin, heated towel rail, tiled floor, upvc double glazed window to rear.

#### **Bedroom Two**

10' 4" + door recess x 8' 10" max ( 3.15m + door recess x 2.69m max )  
Upvc double glazed window to front, radiator, carpet.

#### **Bedroom Three**

12' 1" max into recess x 6' 6" max ( 3.68m max into recess x 1.98m max )  
Upvc double glazed window to front, built-in cupboard, carpet, radiator.

#### **Bathroom**

Panel enclosed bath with shower over, low level w.c., wash hand basin, heated towel rail, tiled floor.

#### **Outside**

The rear garden comprises of patio and lawned sections with shed, all enclosed by panel fencing and wall.

The property benefits from driveway parking as well as garage.



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## Henry Everett Grove, Colchester

- Spacious Detached Family Home
- Lounge & Conservatory
- Kitchen/Breakfast Room
- Cloakroom, En Suite & Bathroom
- Three Bedrooms
- Driveway & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£315,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS121200 - 0002

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