



Mountbatten Drive, Colchester, CO2 8BH

welcome to

Mountbatten Drive, Colchester

This three/four bedroom detached family home is situated off Abbot's Road on Mountbatten Drive on the south side of Colchester. The property benefits from generous, well presented accommodation throughout and is conveniently situated adjacent to a greensward.



This lovely family home is conveniently situated for access to local amenities, primary school and greensward. The property offers spacious and flexible accommodation perfect for the expanding family.

Ground floor accommodation comprises entrance hall, cloakroom, L-shaped lounge/diner with doors onto the garden, kitchen and further reception room or fourth bedroom.

The first floor offers three bedrooms, an en suite to master bedroom and family bathroom.

Externally there is a driveway providing off road parking and giving access to the garage, as well as enclosed rear garden providing a private space for outside dining and relaxation.

Entrance Door To:

Entrance Hall

Stairs to first floor, tiled floor, radiator, storage cupboard, spotlights, doors to:

Cloakroom

Low level w.c., wash hand basin, radiator, frosted double glazed window to front, tiled floor.

Reception / Bedroom Four

11' x 7' 5" (3.35m x 2.26m)

Double glazed window to front, carpet, radiator, spotlights.

Lounge / Diner

20' 10" max x 20' 8" max (6.35m max x 6.30m max)

L-shaped room, laminate wood flooring, double glazed window to front, double glazed French doors to rear garden, double glazed window to rear, two radiators.

Kitchen

12' 6" max x 7' 10" max (3.81m max x 2.39m max) Range of matching base and eye level units, marble effect work surfaces, under unit lighting, inset sink and drainer unit, tiled splashbacks, integrated double oven and hob with extractor fan over, spaces for washing machine and dishwasher and fridge, tiled floor, spotlights, double glazed window to rear and frosted door to side to garden.

First Floor Accommodation

Landing

Carpet, storage cupboard with water tank, loft hatch, double glazed window to front, spotlights, doors to:

Bedroom One

12' 1" x 10' 2" to face of wardrobe (3.68m x 3.10m to face of wardrobe)

Carpet, built-in wardrobe, double glazed window to front, radiator, spotlights, door to:

En Suite

Modern white suite comprising tiled shower cubicle, low level w.c. and pedestal wash hand basin, part panelled walls, lino flooring, heated towel rail, spotlights, vanity cupboard, frosted double glazed window to rear.

Bedroom Two

12' 6" x 9' 5" into wardrobe (3.81m x 2.87m into wardrobe)

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

Bedroom Three

12' 6" x 8' 11" to face of wardrobe (3.81m x 2.72m to face of wardrobe)

Double glazed window to rear, radiator, built-in wardrobe, carpet, spotlights.

Family Bathroom

Modern suite comprising P-shaped bath with central tap plus shower over with curved screen, concealed cistern w.c. and wash hand basin, tiled walls and flooring, frosted double glazed window to rear, electric shaver plug, heated towel rail, spotlights.

Outside

The property benefits from driveway providing off road parking and giving access to the Garage.

The rear garden comprises of generous patio seating area and lawned section, all enclosed by fencing, providing an ideal space for relaxing and entertaining.



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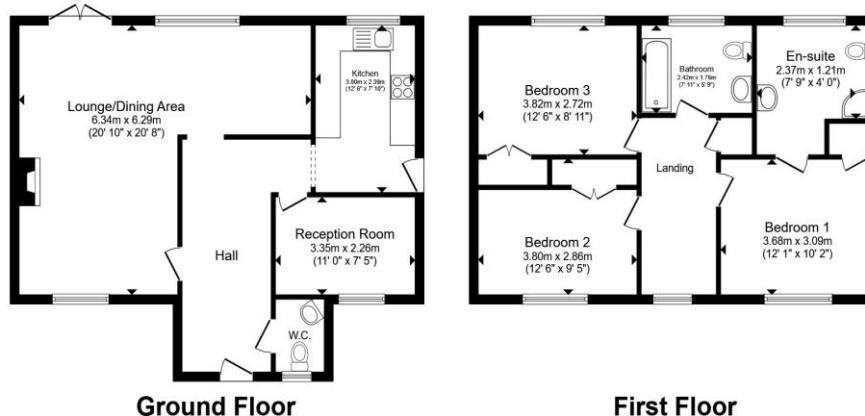
- Spacious Detached Family Home
- Generous Lounge/Diner
- Sitting Room / Bedroom Four
- Three First Floor Bedrooms
- Cloakroom
- En Suite & Family Bathroom
- Driveway & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£375,000



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Property Ref:
CCS121196 - 0002

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Please note the marker reflects the postcode not the actual property



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