



Blackwater Avenue, COLCHESTER, CO4 3UY



welcome to

Blackwater Avenue, COLCHESTER

Reduced to £370,000 - 5/7/24. This exceptional *DETACHED HOUSE* is *BEAUTIFULLY PRESENTED* providing *GENEROUS ACCOMMODATION* making the *PERFECT FAMILY HOME*. Situated in a *SOUGHT-AFTER CUL-DE-SAC* in the *ROACH VALE AREA* the property is ideal for *LOCAL SCHOOLS*, various shops and the A12/A120.



Entrance

The property is entered via the front door with obscure glazed inset leading to:

Entrance Hall

Double glazed window to the side aspect, radiator, part laminate flooring, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin, tiled splashbacks, radiator and laminate flooring.

Kitchen

9' 4" x 9' 4" (2.84m x 2.84m)

Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in 'Bosch' electric double oven with 'Indesit' four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher, radiator, laminate flooring and a door leading to:

Lounge

16' 10" x 15' 2" max (5.13m x 4.62m max)

Window to the rear aspect, two radiators, sliding patio doors to the conservatory and multi-paned double doors leading to:

Dining Room / Bedroom Four

11' 2" x 9' 7" (3.40m x 2.92m)

Double glazed window to the front aspect and a radiator.

Conservatory

12' 10" x 7' 2" (3.91m x 2.18m)

Double glazed French doors opening onto the rear garden, part double glazed side door and double glazed windows to the rear and side aspects.

First Floor Landing

Double glazed window to the side aspect, access to the loft, built-in cupboard and doors leading to;

Bedroom One

11' 7" x 10' 5" max (3.53m x 3.17m max)

Double glazed window to the front aspect, built-in wardrobes and a radiator.

Bedroom Two

10' 10" x 10' 5" max (3.30m x 3.17m max)

Double glazed window to the rear, built-in wardrobes and a radiator.

Bedroom Three

7' 8" x 7' 2" (2.34m x 2.18m)

Double glazed window to the rear aspect and a radiator.

Shower Room

Obscure double glazed window to the side aspect, walk-in double shower cubicle with adjustable shower head and mixer tap, wash hand basin, low level WC, fitted cupboard, Chrome heated towel rail, tiled walls and laminate flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, raised lawn area to the rear, a wooden shed, flower beds to both side and various trees.

Garage

17' x 8' 6" (5.18m x 2.59m)

Up and over doors to the front and rear with power and lighting connected.

Driveway

There is a driveway to the front of the property providing further off road parking.



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welcome to

Blackwater Avenue, COLCHESTER

- Three/Four Bedroom Detached House
- Substantial Family Accommodation
- Conservatory Opening onto the Rear Garden
- Garage and Driveway for Off Road Parking
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: D

offers in the region of

£370,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ107380 - 0011

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