

**Churnwood Road, Colchester, CO4 3EX** 

## welcome to

# **Churnwood Road, Colchester**

£400,000-£425,000 Guide. A GENEROUS CORNER PLOT this EXTENDED SEMI-DETACHED HOUSE offers SUBSTANTIAL FAMILY ACCOMMODATION is well-presented throughout. Situated in a SOUGHT-AFTER LOCATION the property is convenient for SCHOOLS, bus services, SHOPS and the A12/A120. Viewing is highly recommended.













#### **Entrance**

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

#### **Entrance Hall**

Obscure double glazed windows to the front aspect, built-in understairs cupboard, built-in cupboard, radiator, stairs rising to the first floor and multipaned doors leading to;

## **Lounge / Dining Room**

24' 6" x 11' 2" max ( 7.47m x 3.40m max )

Double glazed sliding patio doors opening onto the rear garden, double glazed window to the front aspect, chimney breast with electric fireplace feature and two radiators.

## **Study / Bedroom Five**

8' 6" x 7' (2.59m x 2.13m)

Double glazed windows to the front and side aspect, obscure glazed window to the side, radiator and a door leading to:

### Cloakroom

Obscure double glazed window to the side aspect, low level WC and a wash hand basin with tiled splashbacks.

## Kitchen / Breakfast Room

13' 10" x 12' 4" max ( 4.22m x 3.76m max )
Double glazed French doors to the side opening
onto the rear and side gardens, two double glazed
windows to the rear 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, integral
dishwasher and freezer, plumbing for a washing
machine and a built-in electric double oven with
four-ring electric hob and cooker hood over.

## **First Floor Landing**

Access to the loft and doors leading to;

#### **Bedroom One**

14' 10"  $\times$  12' into wardrobes max (  $4.52m \times 3.66m$  into wardrobes max )

Double glazed window to the side aspect, fitted wardrobes with mirror front sliding doors and a radiator.

#### **Bedroom Two**

12' 4" x 10' 4" max (  $3.76m \times 3.15m \max$  ) Double glazed window to the front aspect, built-in cupboard and a radiator.

#### **Bedroom Three**

11' 2" x 9' 10" max ( 3.40m x 3.00m max ) Double glazed window to the rear aspect, built-in wardrobes, built-in airing cupboard (housing the water tank with shelving) and a radiator.

#### **Bedroom Four**

10' x 7' (3.05m x 2.13m)

Double glazed window to the side aspect, fitted wardrobes with mirror front sliding doors and a radiator.

## Family Bathroom / Wc

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap, adjustable shower head with mixer tap, pedestal wash hand basin with mixer tap, low level WC, radiator and tiled walls

## **Rear And Side Gardens**

The enclosed rear and side gardens are mainly laid to lawn with flower beds and shrubs to the rear and sides, greenhouse to the side, external tap and further gated access to the front and rear.

#### Garage

16' 6" x 7' (5.03m x 2.13m)

The garage can be found to the rear of the property with up and over door to the front and a door to the rear.

## **Parking**

There is a substantial block paved driveway to the front of the property providing off road parking for several vehicles.





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# **Churnwood Road, Colchester**

- Four/Five Bedrooms
- **Extended Semi-Detached House**
- Potential to Extend (STPP)
- Lounge/Dining Room
- Kitchen/Breakfast Room

Tenure: Freehold EPC Rating: D

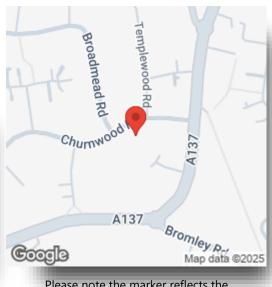
guide price

£400,000-£425,000









Please note the marker reflects the postcode not the actual property

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