

Blackwater Avenue, Colchester, CO4 3UY

## welcome to

## Blackwater Avenue, Colchester

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-anda-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" (  $3.40m \times 2.92m$  ) 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  $\overline{8}$ ' 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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## **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

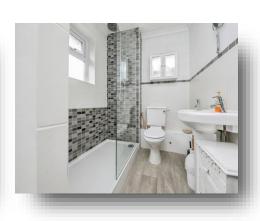
Tenure: Freehold EPC Rating: D

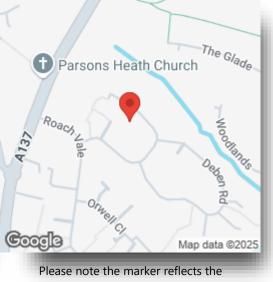
# £370,000





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postcode not the actual property



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