



Churnwood Road, COLCHESTER, CO4 3HG

welcome to

Churnwood Road, COLCHESTER

This exceptional SEMI-DETACHED HOUSE is beautifully presented offering SUBSTANTIAL ACCOMMODATION with a SELF-CONTAINED ANNEX to the side. Situated in a SOUGHT-AFTER LOCATION the property is convenient for LOCAL SCHOOLS, bus services, VARIOUS SHOPS and the A12/A120. Viewing is highly recommended.



Entrance

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

Entrance Hall

Two built-in cupboards, built-in understairs cupboard, radiator, stairs rising to the first floor and doors leading to;

Lounge / Dining Room

24' 4" x 11' 2" max (7.42m x 3.40m max)
Double glazed window to the front aspect, chimney breast with gas fireplace feature, two radiators, double glazed patio doors to the open conservatory and open access to:

Kitchen

11' 6" x 8' 8" (3.51m x 2.64m)
Double glazed window 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, built-in electric double oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher.

Garden Room

18' 10" x 8' 2" (5.74m x 2.49m)
Double glazed sliding patio doors opening onto the rear garden and open access to the rear garden, external tap and tiled flooring.

Self-Contained Annex Kitchen

11' x 6' 2" (3.35m x 1.88m)
Double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, electric cooker point, plumbing for a washing machine, radiator and a door leading to:

Inner Hallway

Doors leading to;

Shower Room

Obscure double glazed window to the side aspect, shower cubicle with electric shower and adjustable shower head, pedestal wash hand basin, low level WC, radiator and tiled walls.

Living Room

14' 2" x 11' max (4.32m x 3.35m max)
Double glazed windows to the rear and side aspects, radiator and double glazed door leading to:

Inner Lobby

Part double glazed side door to the rear garden, part obscure double glazed window to the rear aspect and a door leading to:

Bedroom Four

12' x 9' max (3.66m x 2.74m max)
Double glazed French doors to the side opening onto the rear garden.

First Floor Landing

Double glazed window to the side aspect, access to the loft (boarded with two double glazed Velux skylight windows to the side) also power and lighting connected and doors leading to;

Bedroom One

14' 4" into wardrobes x 10' 8" max (4.37m into wardrobes x 3.25m max)
Double glazed window to the front aspect, built-in wardrobes and a radiator.

Bedroom Two

10' 10" x 10' max (3.30m x 3.05m max)
Double glazed window to the rear aspect, built-in airing cupboard (housing the water tank) and a radiator.

Bedroom Three

10' x 7' max (3.05m x 2.13m max)
Double glazed window to the side aspect and a radiator.

Family Bathroom

Obscure double glazed windows to the rear and side aspects, walk-in shower with electric shower and adjustable shower head, wash hand basin, low level WC, radiator and part tiled walls.

Rear Garden

The enclosed rear garden is mainly laid to lawn with a paved patio area, raised flower beds, wooden shed.

Garage

28' x 10' (8.53m x 3.05m)
The garage can be found to the rear of the property with electric up and over door to the front, part glazed door to the side, window to the side with power and lighting connected.

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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welcome to

Churnwood Road, COLCHESTER

- Three/Four Bedrooms
- Semi-Detached House
- Self-Contained Annex
- Lounge/Dining Room
- Well-Appointed Kitchen

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

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ108396 - 0006

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