



Booth Avenue, Colchester, CO4 3BB

welcome to

Booth Avenue, Colchester

This stunning EXTENDED SEMI-DETACHED HOUSE provides SUBSTANTIAL FAMILY ACCOMMODATION and is EXCEPTIONALLY WELL-PRESENTED THROUGHOUT. Situated in a SOUGHT-AFTER RESIDENTIAL AREA the property is ideal for LOCAL SCHOOLS, various shops, BUS SERVICES and the A12/A120. Viewing is absolutely essential.



Entrance

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

Hallway

Two obscure double glazed windows to the front aspect, built-in understairs cupboards, radiator, LVT flooring, stairs rising to the first floor and doors leading to;

Living Room

14' 6" x 10' 10" max (4.42m x 3.30m max)

Double glazed window to the front aspect, chimney breast, built-in electric fireplace feature, vertical designer radiator, LVT flooring and an open double doorway leading to:

Kitchen / Dining Room

23' 4" x 20' 4" max (7.11m x 6.20m max)

Double glazed bi-folding doors opening onto the rear garden, double glazed lantern window, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop (incorporating the breakfast bar), extensive range of wall and floor mounted matching cupboards with drawers (plus wine rack), integral dishwasher and washer/dryer, twin built-in Neff electric ovens with Neff five-ring gas hob and Neff cooker hood over, wine chiller, two vertical designer radiators, inset spotlights, LVT flooring, open access to the inner lobby and a door leading to:

Study

6' 8" x 5' 8" (2.03m x 1.73m)

Inset spotlights and LVT flooring.

Inner Lobby

LVT flooring and doors leading to;

Snug / Bedroom Five

8' x 7' 4" (2.44m x 2.24m)

Double glazed window to the rear aspect, radiator and LVT flooring.

Shower Room

Obscure double glazed window to the side aspect, walk-in shower, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

First Floor Landing

Double glazed window to the front aspect, access to the loft, inset spotlights and doors leading to;

Bedroom One

14' 4" x 11' max (4.37m x 3.35m max)

Double glazed window to the front aspect, radiator and inset spotlights.

Bedroom Two

12' 8" x 8' 6" (3.86m x 2.59m)

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

Bedroom Three

10' 10" x 8' 6" (3.30m x 2.59m)

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

Bedroom Four

8' 10" x 8' 4" (2.69m x 2.54m)

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

Family Bathroom

Two obscure double glazed windows to the rear aspect, enclosed panel bath with adjustable shower head/mixer tap and waterfall shower head over, circular wash hand basin with mixer tap and cupboard under, low level WC, heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The rear garden is partly paved with a decked patio area and pergola with steps leading up to an astroturf lawn, flower beds to the side with further access via the front gate and side pathway.

Bar / Summerhouse

15' 8" x 11' 8" (4.78m x 3.56m)

Multi-purpose space with double glazed bi-folding doors and double glazed window to the side, floor-mounted cupboards with worktop over, electric heater, inset spotlights and a door to:

WC

Low level WC and a corner sink with mixer tap.

Garage

16' x 7' 10" (4.88m x 2.39m)

Electric roller door to the front, double glazed window to the side with power and lighting connected.

Parking

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



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welcome to

Booth Avenue, Colchester

- Four/Five Bedrooms
- Extended Detached Family House
- Stylish Kitchen/Dining Room
- Snug/Fifth Bedroom
- Bathroom and Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

CSJ108279 - 0004

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