



DAVID
BURR

11 KENT CLOSE,
Colchester, Essex

Colchester North Station 1.4 miles, train journey time to London Liverpool Street from 50 minutes. A12 1.2 miles, Stansted Airport approximately a 46-minute drive.

- A detached family home arranged over three floors
- Four generously proportioned bedrooms
- Two en-suite shower rooms, plus a contemporary family bathroom
- Spacious lounge and light-filled kitchen/dining room with french doors to the garden
- High-specification kitchen with Bosch integrated appliances
- Ground floor cloakroom, utility room, and additional storage space
- Master bedroom with fitted wardrobes and walk-in cupboard
- Situated in a quiet and desirable residential cul-de-sac.
- Generous enclosed rear garden with patio and decked seating area.
- Detached garage with power and lighting, plus ample off-road parking.
- Close to reputable schools and everyday local amenities.
- Easy access to major road networks and public transport links.
- Close proximity to parks, open spaces, and leisure facilities for outdoor recreation.

11 KENT CLOSE

Colchester, Essex

11 Kent Close is a four-bedroom detached family home arranged over three floors, featuring two en-suite bedrooms, a high-specification kitchen/dining room with Bosch appliances, and generous gardens with off-road parking and a detached garage. Situated in a cul-de-sac close to schools, amenities, and transport links, it offers modern living in a convenient and family-friendly location.



SITUATION

Nestled within a sought-after residential cul-de-sac, 11 Kent Close enjoys being conveniently close to local amenities, schools, and excellent transport links. The property is situated in a family-friendly area known for its community atmosphere and proximity to green spaces, making it ideal for those seeking both comfort and convenience.

The location also benefits from excellent road connections, placing nearby market towns and larger urban centres within easy reach. Local shops, cafes, and recreational facilities are only a short drive away, while public transport links provide quick access to surrounding areas. The combination of modern living and superb location makes this property an appealing choice for families and professionals alike.

DESCRIPTION

11 Kent Close is an exceptionally well-presented four-bedroom detached family home, thoughtfully arranged over three floors and boasting two en-suite bedrooms. The ground floor offers a bright and contemporary kitchen/diner with French doors leading to the generous enclosed rear garden, a spacious lounge, ground floor cloakroom, utility room, and storage cupboard. The high-specification kitchen is fitted with a range of eye- and base-level units, integrated Bosch appliances including a double electric oven and induction hob, extractor fan, fridge/freezer, and a one-and-a-half sink with mixer taps.

The first floor comprises three spacious bedrooms, including a guest bedroom with en-suite shower room and fitted wardrobes, alongside a modern family bathroom. The top floor is dedicated to the impressive master suite, complete with fitted wardrobes, a walk-in cupboard, en-suite shower room, and loft access. Externally, the property benefits from ample off-road parking, a single garage with power and lighting, a lawned front garden, and a private rear garden with patio, decking, and gated access to the garage.

POSTCODE: CO4 6BP

IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222) **BAND:** E.

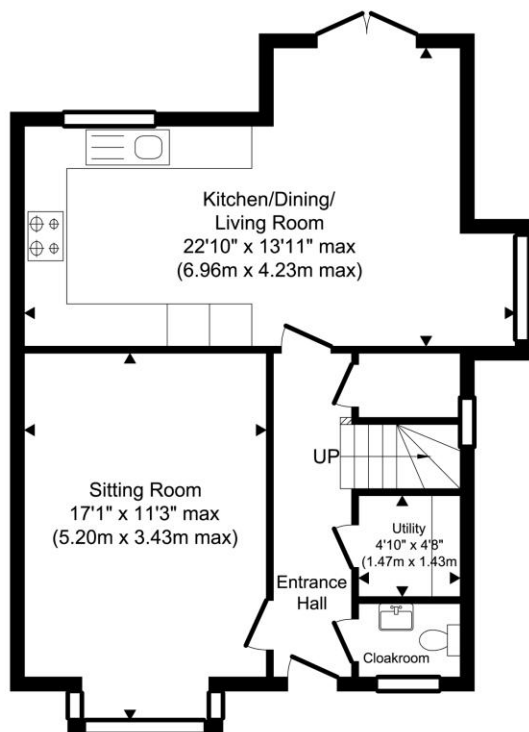
VIEWING: Strictly by prior appointment only through DAVID BURR.

AGENTS NOTE: Sums in the region of £350 per annum were applicable for the most recent year of management charges. Please contact David Burr Leavenheath Ltd for further details.

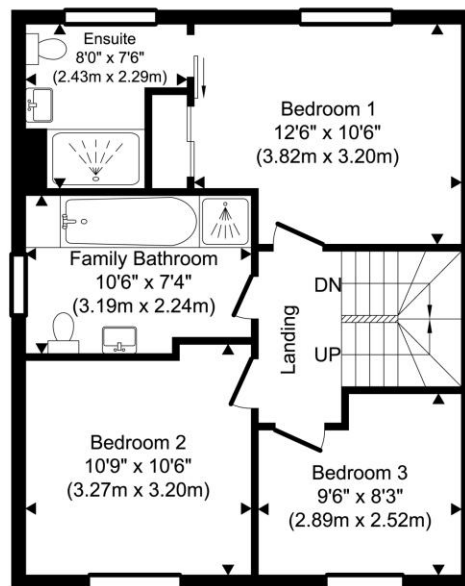
SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC: B. A copy of the energy performance certificate is available on request.

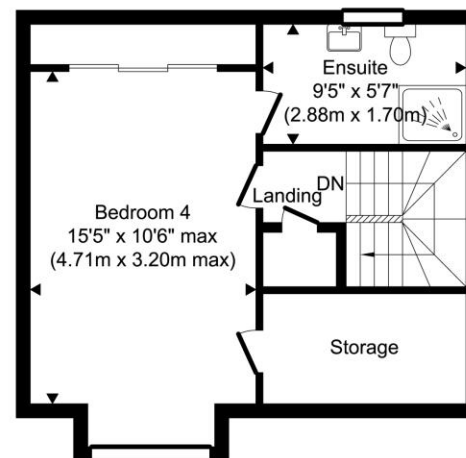




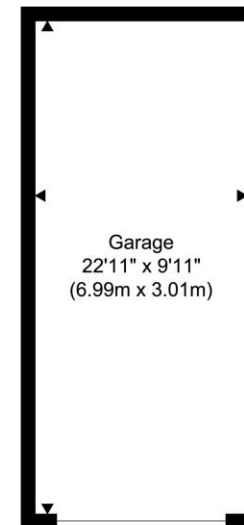
Ground Floor
Approximate Floor Area
576.40 sq. ft.
(53.55 sq. m)



First Floor
Approximate Floor Area
519.46 sq. ft.
(48.26 sq. m)



Second Floor
Approximate Floor Area
369.63 sq. ft.
(34.34 sq. m)



Outbuilding
Approximate Floor Area
226.36 sq. ft.
(21.03 sq. m)

TOTAL APPROX. FLOOR AREA 1691.87 SQ.FT. (157.18 SQ.M.)

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