



4 bedroom Semi Detached House located in Colchester.

Guide Price
£375,000 - £400,000



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Gordon Villas Winnock Road Colchester CO1 2DP

FULL DESCRIPTION

THE HOME

*** GUIDE PRICE OF £375,000 - £400,000 ***

Situated near Colchester's city centre and the popular Old Heath Recreation Ground, this stunning three/four bedroom semi-detached Victorian property is a real gem. Ideal for families, this home boasts original features and spacious living areas.

Upon entering, a warm and inviting hallway leads to the lower level rooms and the first floor. The front living room exudes charm with its feature cornicing and fireplace, setting the tone for the rest of the property. The second living room at the rear of the house offers double doors to the garden, perfect for dining or relaxing.

The kitchen is well-equipped with matching units, worktops, and space for appliances, while a separate dining room provides additional space for family meals. A shower room, utility room, and basement bedroom complete the lower level.

Upstairs, three bedrooms and a family bathroom provide comfortable accommodation. Outside, a spacious garden with patio and shingle areas, garage, and off-road parking add to the appeal of this delightful home.

ENTRANCE HALL

12' 0" x 7' 5" (3.66m x 2.26m)

LOUNGE

14' 8" x 12' 10" (4.47m x 3.91m)

SECOND RECEPTION ROOM

12' 8" x 11' 9" (3.86m x 3.58m)

DINING ROOM

11' 1" x 8' 10" (3.38m x 2.69m)

KITCHEN

11' 7" x 8' 5" (3.53m x 2.57m)

UTILITY ROOM

11' 0" x 4' 9" (3.35m x 1.45m)

SHOWER ROOM

11' 0" x 2' 6" (3.35m x 0.76m)

FOURTH BEDROOM

11' 5" x 6' 11" (3.48m x 2.11m)

MASTER BEDROOM

14' 7" x 12' 10" (4.44m x 3.91m)

SECOND BEDROOM

12' 9" x 11' 9" (3.89m x 3.58m)

THIRD BEDROOM

11' 7" x 8' 5" (3.53m x 2.57m)

FAMILY BATHROOM

8' 10" x 8' 2" (2.69m x 2.49m)



4



2



3



EPC

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FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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