



Dunnock Way | CO4 3UP

FINE & COUNTRY









# STEP INSIDE

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## STEP INSIDE

Upon entering the property you are greeted with a light and airy hallway featuring a utility cupboard for washing machine and tumble dryer, a cloakroom and large under-stair cupboard. This leads on to a fabulous high spec kitchen of dreams that includes Miele Induction hob with extractor, two Miele Smart ovens, A Miele steam oven/microwave combi, a coffee machine, fridge freezer, wine cooler, dishwasher, Instant hot/cold/sparkling water tap and waste disposal unit. Next to the kitchen is an opening to a triple aspect dining area with breakfast bar with doors to the garden. To the other side there is a generous 21' dual aspect living room also with sliding doors to the garden

Upstairs there are three double bedrooms and a family bathroom. Two of the bedrooms have ensuite shower rooms, whilst the third bedroom benefits from built in wardrobes



# STEP OUTSIDE

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## STEP OUTSIDE

To the front is a large wall enclosed driveway that can accommodate multiple vehicles. There is a double garage with EV charging point and electric roller shutters. Whilst this can still accommodate two cars, it is presently set as a games room / gym and benefits from additional loft space storage.

To the rear is a split level garden. The lower level has side access to the front with a concealed shed and a sunlit courtyard patio for al-fresco dining. The second tier is an incredible space. Low maintenance artificial grass with well established planters around the perimeter allow a sunbathing or children's play space. There is also a dual aspect studio/office space with built in storage and underfloor heating

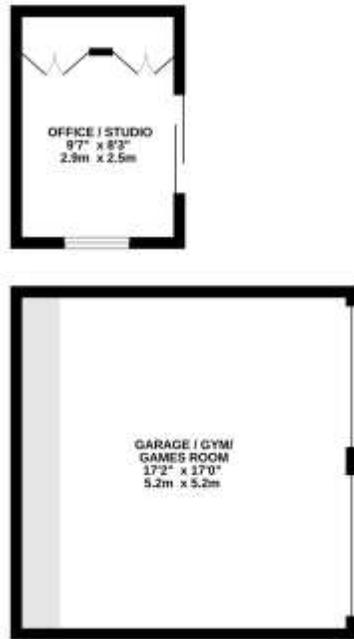
Entertaining is taken care of with a fantastic outdoor bar/kitchen featuring inset barbeque, sink, dishwasher, under-counter fridge and separate drinks fridge

## LOCATION

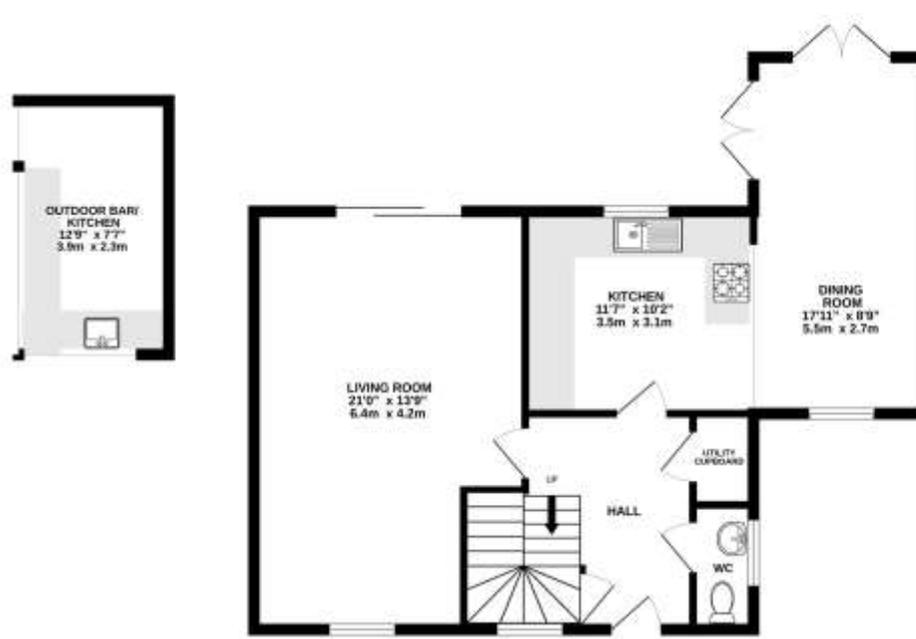
The property is tucked neatly towards the end of a quiet cul-de-sac and subsequently will remain peaceful all week round. Three "Good" rated primary schools and a secondary school are both less than 1 mile from the house making it great for families.

Colchester's mainline train station is less than 2 miles away and the Hythe station, even closer as well as multiple nearby bus stops. There are multiple nearby shops, from smaller local convenience stores, to big supermarkets, all within easy reach

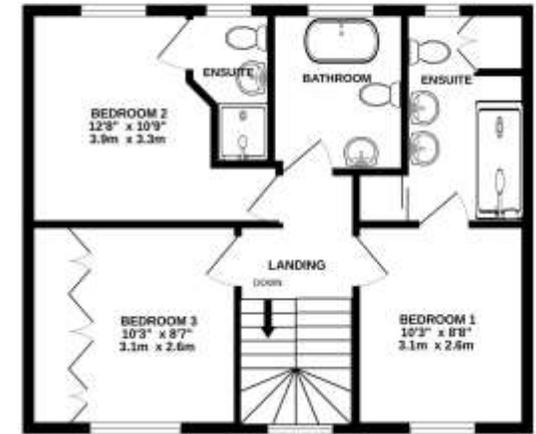
OUT BUILDINGS  
484 sq.ft. (45.0 sq.m.) approx.



GROUND FLOOR  
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (158.0 sq.m.) approx.

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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RICHARD SEELEY  
SALES MANAGER  
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