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DAVID MARTIN
GROUP

Maldon Road
Colchester, CO3 3BE

£550,000

- Detached Four Bedroom House
- Garage & Parking
- Sought After Non Estate Location
- Chain Free



Maldon Road, Colchester, CO3 3BE



Property Description

David Martin Estate Agents are delighted to offer for sale this four bedroom detached house situated in the highly sought after Maldon Road area of Colchester with excellent access to local schools, the city centre and mainline station. The property offers versatile family accommodation comprising of an entrance hall, lounge, open plan kitchen/diner with double doors into the rear garden, ground floor bedroom with ensuite shower room. On the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a driveway to the side providing parking for a number of vehicles leading to a GARAGE, and an established enclosed rear garden. The property is being sold CHAIN FREE and viewing is highly recommended to appreciate the setting, space and potential that the property offers.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect leading into entrance hall with stairs rising to first floor landing with storage cupboards under, radiator, door to:

LOUNGE

13' 2" x 12' 4" (4.01m x 3.76m) A bright living room being well lit by bay window to front aspect, radiator, fitted shelving.

KITCHEN/DINER

19' 4" x 12' (5.89m x 3.66m) Reducing to 10'4 Kitchen being comprehensively fitted with a range of units comprising of single drainer sink unit inset to island with oak block worksurface with drawers and cupboards under, matching range of eye level wall mounted units, adjacent worksurface with appliance storage and drawers and cupboards under, integrated gas hob and electric oven, integrated fridge and freezer, storage cupboard housing gas fired boiler, tiled floor, dining area being well lit by windows and fully glazed double doors to rear.



BEDROOM FOUR

12' x 7' 5" (3.66m x 2.26m) Window to side aspect, radiator, door to:

ENSUITE SHOWER ROOM

White suite comprising of low flush WC, pedestal wash hand basin, shower cubical, splash tiling and tiled floor, plumbing for washing machine, window to rear aspect.



LANDING

Airing cupboard housing hot water cylinder, access to loft space, door to:

BEDROOM ONE

13' 2" x 11' 3" (4.01m x 3.43m) Being well lit by bay window to front aspect, radiator, fitted with a range of wardrobes and base units.

BEDROOM TWO

12' 6" x 8' 6" (3.81m x 2.59m) Window to rear aspect, radiator, fitted range of wardrobes to one wall.

BEDROOM THREE

8' x 6' (2.44m x 1.83m) Window to front aspect, access to loft space.



FAMILY BATHROOM

White suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, window to rear aspect, splash tiling, tiled floor, heated towel rail.



OUTSIDE

To the side of the property there is a driveway providing parking for a number of vehicles with gates leading to a detached garage with power and light connected, front garden with steps leading to front door.

REAR GARDEN

Being enclosed by panel fencing, brick wall and hedge borders rest mainly laid to lawn with flower beds and shrubs, paved patio to the rear of the property.

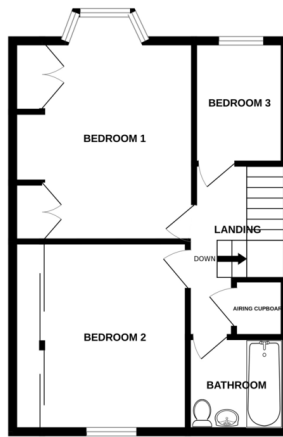
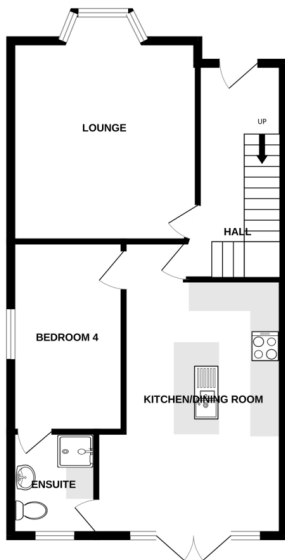
AGENTS NOTE

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services provided are approximate details have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with HANNOVER CAD/CAM



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements