



Sutton Park Avenue

Colchester, CO3 4SU

Offers in the Region of £400,000

EPC Rating 'D'

- Detached Bungalow
- Two Reception Rooms
- Garage & Driveway
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are thrilled to present this well maintained and spacious two-bedroom detached bungalow, perfectly positioned on a desirable corner plot in the sought-after Prettygate area. Boasting a prime location close to local shopping facilities and just a short distance from the city centre. This charming bungalow offers both convenience and comfort. Step inside to a welcoming entrance hall leading to a generously sized lounge, seamlessly flowing into a versatile second reception room—ideal as a dining area or additional living space. The fitted kitchen provides ample storage and worktop space. The property features two bedrooms and a shower room. Outside, the bungalow continues to impress with a private enclosed garden, a driveway offers off-road parking, while the garage provides additional storage. Offered CHAIN FREE, this fantastic home is ready for its next owners to move in and make it their own.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, radiator, built in storage cupboard.

LOUNGE

18' 05" x 10' 11" (5.61m x 3.33m) Window to front, feature fireplace, radiator, open to:

DINING ROOM

11' 10" x 10' 09" (3.61m x 3.28m) Window to rear and side, radiator, double doors to rear garden.

KITCHEN

11' 05" x 11' 01" (3.48m x 3.38m) Comprehensively fitted with range of units with Quartz work top over and inset one and a half sink with mixer tap, five ring electric hob with extractor over, double eye level oven, space for washing machine, integrated fridge/freezer, laminate flooring, window and door to rear.

BEDROOM ONE

13' 03" x 10' 10" (4.04m x 3.3m) Window to front and side, radiator.

BEDROOM TWO

8' 11" x 7' 03" (2.72m x 2.21m) Window to rear, radiator.



SHOWER ROOM

Walk in shower, low level W.C, hand wash basin, part tiled, radiator, window to side, laminate flooring.





OUTSIDE

FRONT

Front garden laid to lawn with shrub and tree borders, side access to garden, block paved driveway providing off road parking leading to:

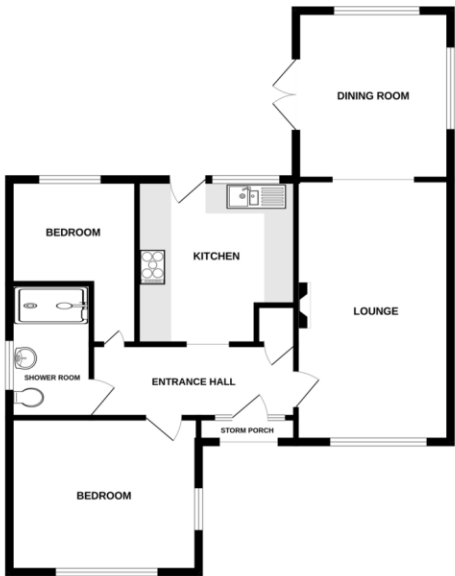
GARAGE

Up and over door, power and light connected, window and door to side.

GARDEN

Large patio area to the rear of the property, rest mainly laid to lawn with shrub borders, green house to remain.

812 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of the information. This plan is for guidance purposes only and should be used as a guide to 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgptiptree.co.uk
%office_emailAddress%
01621 815815

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