

**Bourne Road, Colchester  
CO2 7LP  
Guide Price £350,000**



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- **Deceptively Spacious Bungalow**
- **Extra Large Plot**
- **3 Double bedrooms**
- **Kitchen**
- **Lounge**
- **Full Width Conservatory**
- **Modern Shower Room**
- **Outstanding Garden**
- **Work From Home Garden Office**
- **Substantial Plot - Abundance of Parking**

\*\*\*\*VIEWINGS ARE ESSENTIAL\*\*\*\*

DECEPTIVELY SPACIOUS PLOT WITH AN ABUNDANCE OF PARKING, HOME OFFICE AND IMMACULATELY PRESENTED

Guide Price £350,000 - £360000

Welcome to this impressive family home located on the south of Colchester's town centre close to the popular Bourne Pond- Offering good sized living accommodation including lounge, kitchen, newly fitted shower room and a full width conservatory spanning the back of the property which overlooks the incredible rear garden- A PURPOSE BUILT OFFICE, shed and greenhouse along with an abundance of space either side of the property providing secure parking for caravan storage and numerous vehicles - Ripe for extension to the side or into the loft, this private family home

SIMPLY MUST BE VIEWED TO FULLY APPRECIATE THE PLOT SIZE AND POTENTIAL - CALL Town and Country Residential WIVENHOE on 01206 822212

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**The accommodation with approximate room sizes are as follows:**

#### **ENTRANCE HALL**

Loft access ( with ladder and boarded) radiator, laminate flooring, built-in storage cupboard, doors to:

#### **LOUNGE**

13' 5" x 11' 0" (4.09m x 3.35m)

UPVC window to side with shutters, radiator, laminate flooring, feature wall mounted electric fire, UPVC French doors to rear

#### **KITCHEN**

11' 11" x 10' 11" (3.63m x 3.32m)

A bright and airy room which leads directly onto the conservatory, UPVC window to side, eye and base level units, roll top work surfaces, stainless steel one and a half bowl sink and drainer unit with mixer tap and tiled splashback, spaces for fridge + freezer + dishwasher + cooker, wall mounted Vaillant gas combination boiler, tiled flooring, radiator, UPVC door to Conservatory.

#### **UPVC CONSERVATORY**

22' 0" x 10' 0" (6.70m x 3.05m)

Beautiful additional to this home which spans the width of the property and overlooks the rear garden, treble aspect UPVC windows to side and rear, UPVC French doors to rear leading to garden, two radiators.

#### **BEDROOM 1**

10' 11" x 10' 11" (3.32m x 3.32m)

UPVC window to front with shutters, built in wardrobes to one wall, radiator, laminate flooring.

#### **BEDROOM 2**

11' 0" x 9' 11" (3.35m x 3.02m)

UPVC window to front with shutters, radiator, laminate flooring.



### **BEDROOM 3**

11' 0" x 9' 9" (3.35m x 2.97m)

Upvc window to side with shutters, radiator, laminate flooring.

### **SHOWER ROOM**

Newly refurbished with crisp white suite comprising: UPVC obscure window to side, low level W.C, wash hand basin, shower cubicle with fountain shower, radiator, extractor fan, fully tiled walls and floor

### **OUTSIDE**

Front

Driveway providing off road parking with double gates leading to further secure parking and carport to the side of the bungalow.

Rear

The rear garden which wraps around the property, is of particular note being beautifully manicured and full of mature hedging and shrubbery with an abundance of hard standing areas for parking- Being half laid to lawn with large patio area, flower and shrub borders, some of which are raised, further block paved hard standing with raised flower beds, and timber shed with plumbing connected + sink + spaces for washing machine and tumble dryer The large hard standing area to the side of the property would be perfect for caravan/boat storage or indeed a side extension to the property if desired (stp)

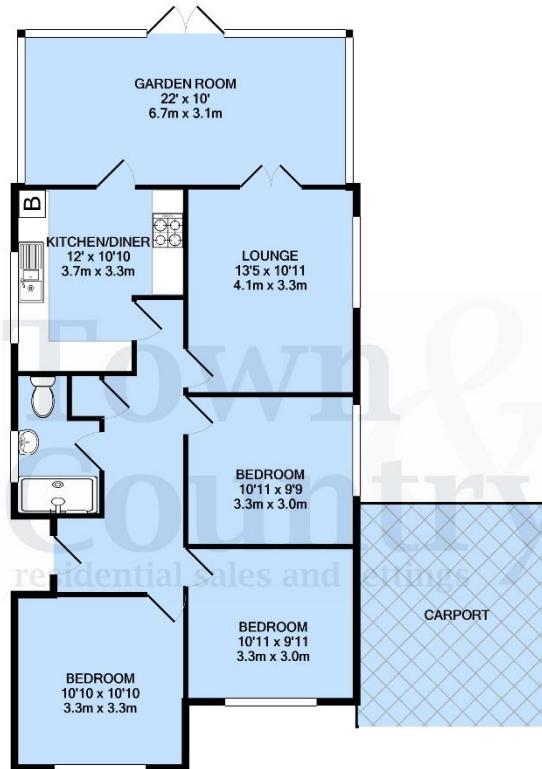
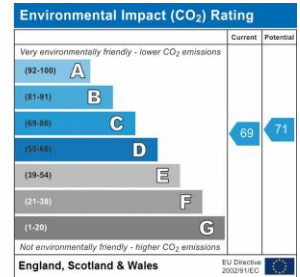
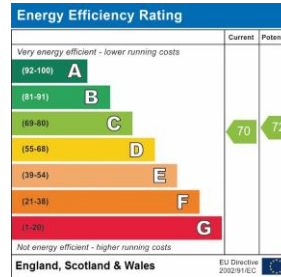
HOME OFFICE 15' 4" x 9' 6" ( 4.67m x 2.90m )

With power and light connected, dual aspect windows, accessed via double opening doors.

### **AGENT NOTE**

The vendors advises that planning permission to extend into the loft was granted but has now lapsed





TOTAL APPROX. FLOOR AREA 1001 SQ. FT. (93.0 SQ. M.)  
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