



Thurlston Close, Parsons Heath, Colchester, CO4 3HF

welcome to

Thurlston Close, Parsons Heath Colchester

Occupying a corner plot this fantastic SEMI-DETACHED HOUSE is well presented throughout making the PERFECT HOME FOR GROWING FAMILIES. Situated in a SOUGHT-AFTER CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, bus services, VARIOUS SHOPS and the A12/A120.



Entrance

The property is entered via the side door with obscure double glazed inset leading to:

Entrance Hall

Built-in understairs cupboard, built-in cupboard, radiator (with decorative cover), LVT flooring, stairs rising to the first floor and doors leading to;

Lounge / Diner

Double glazed door opening into the rear garden, double glazed windows to the front and rear aspects, chimney breast, electric fireplace feature, two radiators and LVT flooring.

Kitchen

Part obscure double glazed door opening onto the rear garden, double glazed window to the side aspect, single sink and drainer with mixer-tap inset to the worktop, range of wall and floor mounted cupboards and drawers, integral fridge and freezer, electric cooker point, plumbing for a washing machine and dishwasher, wall mounted Worcester boiler (installed February 2024) and a radiator.

First Floor Landing

Double glazed window to the side aspect, access to the loft (boarded with a loft ladder), built-in airing cupboard (housing the water cylinder) and doors leading to;

Bedroom One

Double glazed window to the front aspect, built-in wardrobe and a radiator (with decorative cover).

Bedroom Two

Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bedroom Three

Double glazed window to the side aspect, built-in wardrobe and a radiator.

Family Bathroom

Obscure double glazed windows to the rear and side aspects, enclosed panel bath with adjustable shower head and mixer-tap, wash hand basin with mixer-tap and drawers under, low level WC, chrome heated towel rail and tiled walls.

Rear Garden

The privately enclosed rear garden is mainly laid to lawn with a paved patio area, two wooden sheds, a summerhouse and further access via the front gate.

Front Garden

The front garden is mainly laid to lawn with various shrubs and a side path leading to the side door.

Double Garage

Double up-and-over door to the front, part glazed side door, window to the side and power/lighting connected.

Parking

The enclosed driveway can be found to the rear of the property (directly in front of the garage) with access via the double width sliding gate to the side of the property.



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welcome to

Thurlston Close, Parsons Heath Colchester

- Three Bedroom Semi Detached House
- Lounge/Dining Room
- Modern Family Bathroom
- Front & Rear Gardens
- Double Garage & Gated Driveway
- Cul-De-Sac Position
- Sought-After Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C



Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ110182 - 0002

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