



Glebe Road, Colchester, CO2 9LP

welcome to

Glebe Road, Colchester

This well presented modern linked three bedroom house is situated on the south side of Colchester, within close proximity of Montgomery Junior School and St Michael's Primary School & Nursery. Other amenities such as supermarkets are also within easy reach



This lovely family home offers spacious and beautifully presented accommodation throughout. The property is ideally situated on the outskirts of Colchester, offering excellent access to local amenities.

Ground floor accommodation comprises modern kitchen, cloakroom, spacious open plan lounge/diner with doors onto the garden, snug/play room and utility room.

First floor accommodation comprises master bedroom with en suite shower room, two further bedrooms and family bathroom.

Externally there is a driveway and garage providing off road parking. The rear garden is enclosed and benefits from a lovely outside entertaining pergola with log burner, as well as Self Contained Studio/Gym/Office.

Entrance Door To:

Entrance Porch

With door to:

Entrance Hall

Herringbone flooring, ceiling spotlights, stairs to first floor, radiator with decorative cover, doors to:

Cloakroom

Modern white suite comprising low level w.c. and pedestal wash hand basin, radiator, tiled floor, upvc opaque double glazed window to side.

Kitchen

Range of modern matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, integrated double oven and hob with stainless steel splashback and extractor hood over, integrated microwave + dishwasher + fridge/freezer, under unit lighting, ceiling spotlights, tiled floor, upvc double glazed window to front.

Lounge / Diner

Upvc double glazed doors to rear garden, ceiling spotlights, herringbone flooring, part panelled walls, feature media wall with inset fire, air conditioning unit, radiator, door to:

Snug / Bedroom Four

Upvc double glazed window to side and upvc double glazed doors to courtyard behind garage, radiator, carpet, spotlights, door to:

Utility Room

Upvc double glazed door to side to garden, base and eye level units, under unit lighting, work surfaces, space for washing machine and tumble dryer, space for tall fridge/freezer, laminate wood flooring.

First Floor Accommodation

Landing

Built-in cupboard, doors to:

Bedroom One

Upvc double glazed window to front, radiator, carpet, built-in wardrobe with mirror doors, over stairs airing cupboard, air conditioning unit, door to:

En Suite

Modern suite comprising double shower cubicle, low level w.c., and wash hand basin set into vanity unit with cabinet below, part tiled walls, upvc double glazed window to front, heated towel rail, wall mounted cabinet with mirror.

Bedroom Two

Upvc double glazed window to front, upvc double glazed window to rear, two radiators, carpet, air conditioning unit.

Bedroom Three

Upvc double glazed window to rear, carpet, radiator, air conditioning unit.

Bathroom

Modern white suite comprising panel enclosed bath with mixer tap, low level w.c and wash hand basin, part tiled walls, tiled floor, heated towel rail, obscure upvc double glazed window to rear.

Outside

To the front of the property there is driveway parking leading to Integral Garage.

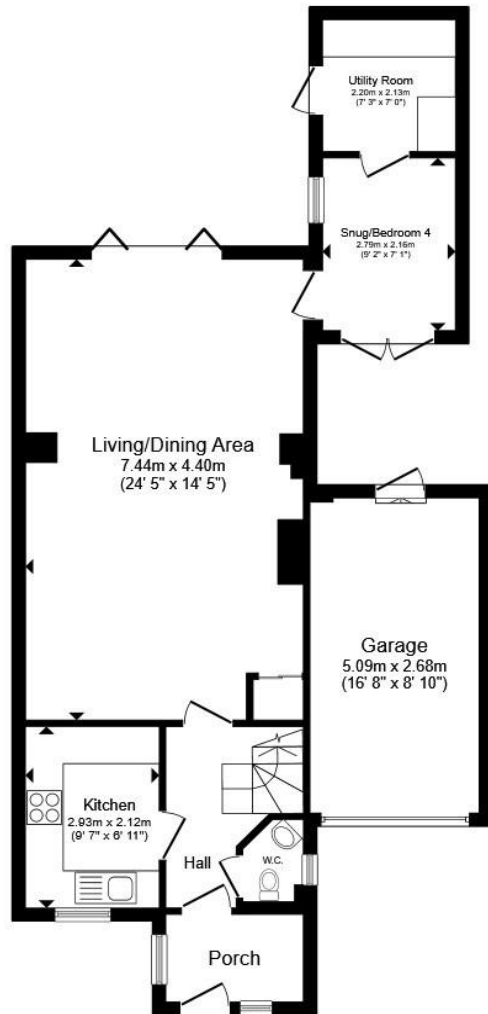
The rear garden comprises of patio areas and lawned section with attractive part enclosed wooden pergola ideal for relaxing and entertaining with inset log burner, spotlights and power supply.

In addition there is a Self Contained Studio with power, heating, LED lighting, internet, TV aerial, carpet and double glazed windows and doors.

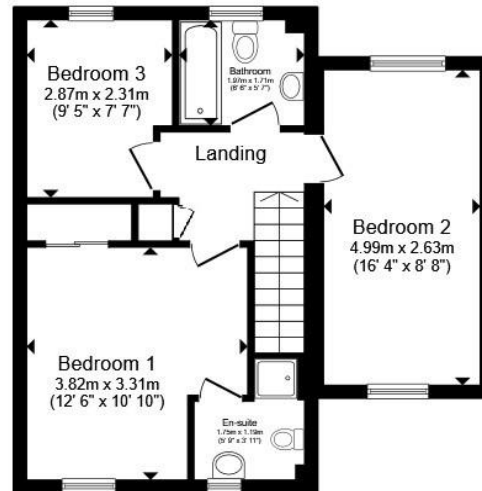


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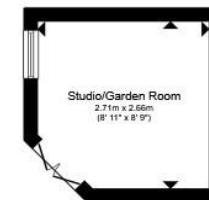




Ground Floor



First Floor



Outbuilding

Total floor area 128.3 m² (1,381 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to Glebe Road, Colchester

- Lovely Modern Family Home
- Spacious Living Accommodation Throughout
- Air Conditioning Units To Lounge/Diner & Bedrooms
- Three Bedrooms
- Cloakroom, En Suite & Family Bathroom
- Rear Garden With Studio
- Driveway & Garage

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

offers in excess of
£400,000



directions to this property:

Refer to map



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121426 - 0003

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