

24 Parkside Quarter, Colchester, CO1 1EA
Guide price £450,000



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Council Tax Band: D

Nestled in the desirable Parkside Quarter of Colchester, this charming end-terrace house offers a perfect blend of modern living and comfort. Spanning an impressive 1,324 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The property features two bathrooms, which add convenience for busy households.

Built in 2003, this house benefits from contemporary design and construction, ensuring that it meets the needs of modern living. The Parkside Quarter is known for its community spirit and accessibility, making it a sought-after location for those looking to enjoy the best of Colchester.

With its generous living space and prime location, this end-terrace house presents an excellent opportunity for anyone looking to settle in a vibrant area. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Do not miss the chance to make this delightful house your new home.

Open Plan Kitchen/Diner/Family Room

21' x 16'11"

The open-plan kitchen, dining, and family room is a spacious and welcoming area with a tiled floor and an abundance of natural light flowing in through the large, arched windows. The kitchen is fitted with light wood cabinets and black granite countertops, complemented by a modern cooker and cooker hood. This versatile space offers ample room for a dining table and comfortable seating, creating the perfect setting for family meals and entertaining guests, with direct access to the rear garden.

Landing

The bright and airy landing on the first floor features a large window with blinds and is finished with neutral carpeting. It provides access to the living room, bedroom, and staircase leading to the upper floor, serving as a practical and welcoming transitional space.

Living Room

20'9" x 11'7"

This first-floor living room is a bright and cosy space, carpeted for comfort and featuring large sliding doors that open onto a balcony, inviting in fresh air and scenic views. The room is well-lit with ceiling downlights and provides ample space for seating and entertainment, making it an ideal spot to relax or socialise.

Study/Bedroom

9'5" x 8'7"

The quaint study/bedroom is a charming, carpeted room featuring built-in shelving and a large window that provides plenty of natural light. This space is perfect for working from home or as a private reading area, offering a peaceful environment with ample storage.

Landing 2

The second-floor landing offers a quiet, carpeted space with a window dressed with blinds, ideal as a small seating or reading area. It provides access to the bedrooms and bathrooms on this level, ensuring practical flow throughout the home.

Master Bedroom

14'5" x 10'4"

The master bedroom is a generous and elegant space with a calm, neutral colour scheme and carpeted flooring. It features a large window that lets in plenty of daylight and benefits from built-in wardrobes, providing practical storage. The room connects to an ensuite bathroom for added convenience.

Ensuite

10'8" x 5'

The ensuite shower room, adjacent to the master bedroom, is well-appointed with a tiled floor and walls. It features a large shower enclosure, a modern wash basin with vanity unit, and a toilet, all presented in a neutral colour scheme for a clean and functional finish.

Bedroom

12'2" x 9'5"

A comfortable bedroom with neutral décor and carpeted flooring creating a warm atmosphere. It benefits from a large window that fills the room with natural light and is spacious enough to accommodate a double bed along with bedside tables and additional furniture.



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Bathroom

7'3" x 6'4"

The family bathroom is tastefully finished with light tiling and fitted with a bath, pedestal wash basin, and toilet. The clean and classic design is complemented by a large mirror and subtle decorative tiles, creating a fresh and inviting space.

Rear Garden

The rear garden offers a private and well-maintained paved patio area surrounded by lush greenery and mature plants. It includes seating and dining areas, shaded spots, and a delightful garden shed, creating a tranquil outdoor space perfect for relaxing or entertaining in a peaceful setting.





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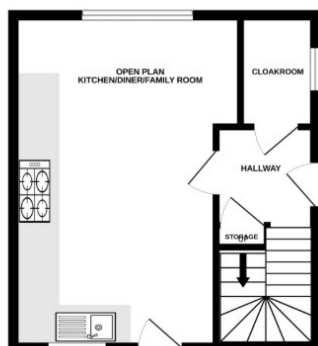
Colchester & Surrounding Areas

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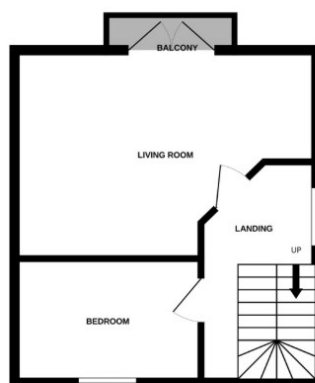
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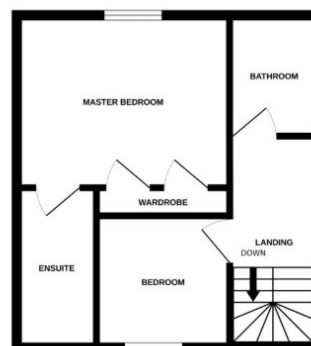
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales		EU Directive 2002/91/EC