



Valentines Drive, COLCHESTER, CO4 0AH



welcome to

Valentines Drive, COLCHESTER

This fantastic EXTENDED LINK-DETACHED HOUSE provides SUBSTANTIAL ACCOMMODATION making the IDEAL HOME FOR GROWING FAMILIES with early viewing highly recommended. Situated in a SOUGHT-AFTER CUL-DE-SAC off Ipswich Road the property is ideal for LOCAL SCHOOLS, various shops, bus routes and the A12/A120.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Porch

Obscure double glazed window to the front aspect, built-in cupboard and a part obscure double glazed door leading to:

Entrance Hall

Obscure double glazed window to the front aspect, radiator, laminate flooring, stairs rising to the first floor and doors leading to;

Living Room

16' x 11' 4" (4.88m x 3.45m)

Double glazed window to the front aspect, chimney breast, open fireplace feature and a radiator.

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin, tiled splashbacks and built-in understairs cupboard.

Kitchen / Breakfast Room

17' 8" x 9' 2" max (5.38m x 2.79m max)

Double glazed door opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, gas and electric cooker points, plumbing for a washing machine and dishwasher, wall-mounted Vaillant boiler, tiled flooring and part glazed multi-paned French doors leading to:

Dining Room / Study

11' 6" x 8' 6" (3.51m x 2.59m)

Double glazed windows to the rear and side aspects and a radiator.

First Floor Landing

Double glazed window to the side aspect, access to the loft, built-in cupboard and doors leading to;

Bedroom One

12' 2" x 11' 6" max (3.71m x 3.51m max)

Double glazed window to front aspect and a radiator.

Bedroom Two

12' 10" x 11' 6" max (3.91m x 3.51m max)

Double glazed window to the rear aspect and a radiator.

Bedroom Three

9' 2" x 7' 6" max (2.79m x 2.29m max)

Double glazed window to the front aspect, built-in cupboard and a radiator.

Bathroom/Shower Room

Two obscure double glazed windows to rear aspect, enclosed panel bath with mixer tap and shower attachment, shower cubicle with Triton electric shower and adjustable shower head, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a patio area, two wooden sheds and an external tap.

Garage

16' 6" x 8' 6" (5.03m x 2.59m)

Up and over door to the front, door to the rear, gas and electric meters with power and lighting connected.

Driveway

The driveway can be found to the front of the property providing off road parking for a number of vehicles.

Agents Note

Solar panels are attached to the roof of the property which are owned outright by the current vendors.



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Valentines Drive, COLCHESTER

- Three Bedrooms
- Extended Link-Detached House
- Kitchen/Breakfast Room
- Dining Room/Study
- Bathroom/Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£325,000-£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109777 - 0003

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