



Twining Road, Colchester

GUIDE PRICE £350,000-£375,000 A spacious and beautifully presented four bedroom, semi detached home. Falling within the catchment areas for numerous well regarded schools and perfectly positioned within easy reach of local amenities, this family home, with a generous sunny garden, as well as a garage wants for nothing.

Guide price £350,000

Twining Road

Colchester, CO3



- 4 bedroom semi detached home
- Fantastic local amenities
- South westerly facing sunny garden
- Enviaible corner plot on quiet residential road
- Spacious and well presented
- Garage
- Falls within numerous well regarded school catchments
- Principal bedroom with ensuite bathroom

The Property

Enter through the hallway and the living room is on your left. This is a stunning space flooded with natural light from the large bay window with an ornamental feature fireplace at the centre. The room is both light and spacious extending to nearly 16 ft.

Through the living room and there is a separate dining room with views over the garden. An under stair storage cupboard keeps a clutter free environment, as well as the separate utility room which is adjacent. The kitchen, with direct access onto the garden and dual aspect lighting also benefits from underfloor heating. There is ample worktop and storage space. Should you desire a more open plan layout to the kitchen/dining area there is potential to extend STP.

On the first floor, there are four bedrooms and a family bathroom. The principal bedroom is generously sized and has an ensuite. The bathroom is well presented with a WC, basin and bath. There are a further two double bedrooms and a single bedroom. The loft with additional storage space can be accessed via the principal bedroom and the forth bedroom.

The Outside

A generously sized sunny, south-westerly facing garden presents a paved patio area perfect for outside dining as well as a large area laid to lawn. Fencing and attractive brick bordering provide privacy whilst manicured flowerbeds offer a beautiful outside entertaining space that is easy to maintain. A side gate allows entry to the garden, and the garage is accessible through the garden as well.

The Area

Nestled between Stanway and Lexden, this property occupies an enviable position on a quite residential road.

With easy access to numerous local facilities, shops and eateries this family home also falls within the catchment area for many fantastic primary and secondary schools.

The open green spaces of Westlands Country Park are only a stones throw away and the huge number of leisure and shopping facilities that Colchester city centre has to offer at only a short drive.

There are excellent transport links with multiple bus routes, easy reach to the A12 and Colchester's mainline railway only a short drive away where you can be in London Liverpool St within the hour.

Further Information

Please note that some marketing images may be virtually staged for illustrative purposes.

Tenure: Freehold

Council: Colchester

Council Band: D

Property Construction: Brick

Gas, Sewage and Water Mains

Mobile Coverage

EE Good outdoor and in-home

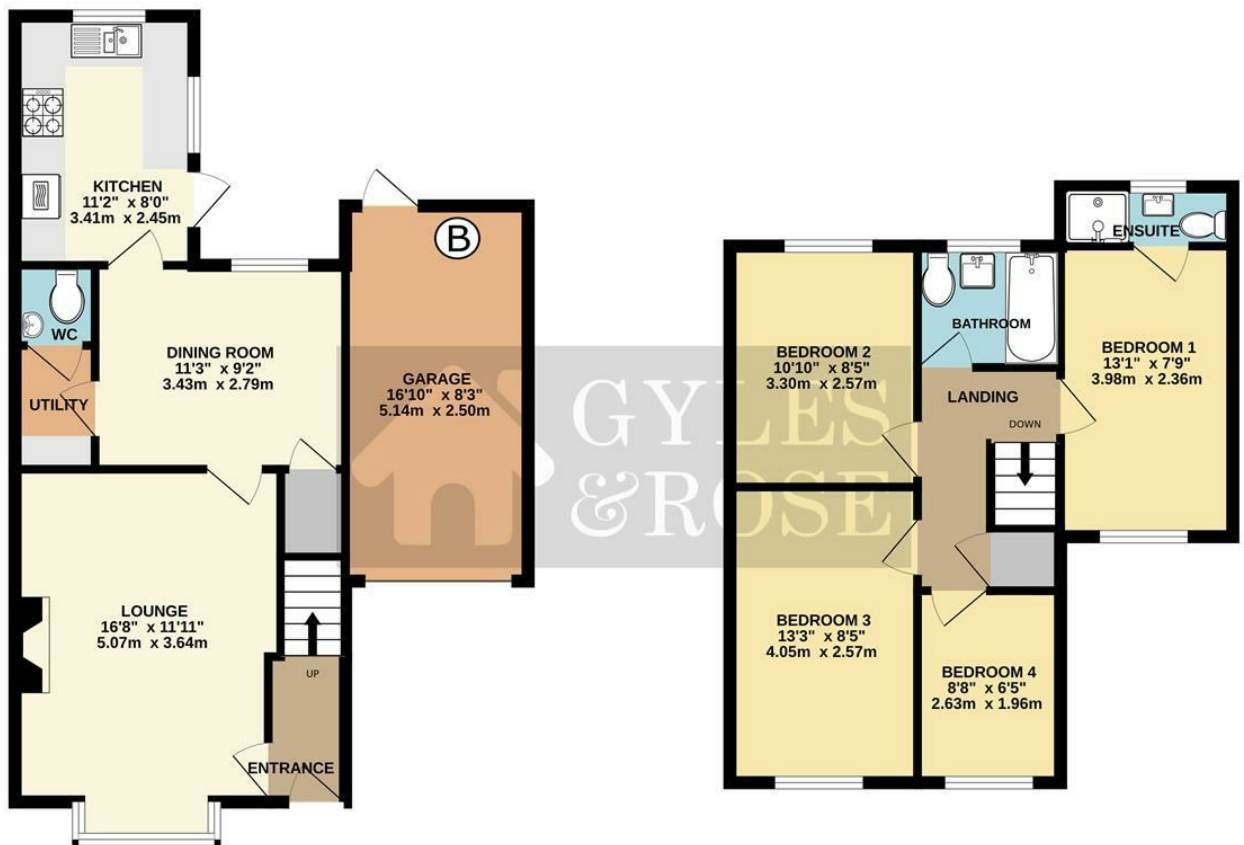
There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.



Floor Plan

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			82	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C		69		(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	