



Churnwood Road, Colchester CO4 3HG

welcome to

Churnwood Road, Colchester

Occupying a GENEROUS CORNER PLOT this exceptional SEMI-DETACHED HOUSE is beautifully presented throughout making the PERFECT HOME FOR GROWING FAMILIES. Situated in a SOUGHT-AFTER LOCATION the property is convenient for LOCAL SCHOOLS, bus services, VARIOUS SHOPS and the A12/A120.



Entrance

The property is entered via the side door (flanked with double glazed windows) leading to:

Entrance Hall

Built-in understairs cupboard (housing the gas and electric meters), built-in cupboard, radiator, stairs rising to the first floor and doors leading to;

Lounge / Dining Room

Double glazed French doors (flanked with double glazed windows) opening onto the rear garden, double glazed window to the front aspect, two radiators and inset spotlights.

Kitchen

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, single sink with mixer tap inset to the worktop (incorporating the drainer and splashback), range of wall and floor mounted matching cupboards and drawers, integral washing machine and dishwasher, built-in electric oven with four-ring gas hob and cooker hood over, built-in cupboard (housing the Ideal boiler), inset spotlights and tiled flooring.

First Floor Landing

Double glazed window to the side aspect, access to the loft and doors leading to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Obscure double glazed window to the rear and side aspect, 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, radiator and part tiled walls.

Rear Garden

The rear garden is partly laid to lawn with a decked patio area, paved pathway leading to the rear, external lighting.

Side Garden

The side garden is mainly laid to lawn with paved pathway to the rear garden and an external tap.

Parking

The block paved driveway can be found to the rear of the property with access from the side providing off road parking for two vehicles.

Garden Room

Detached garden room, insulated with power and lighting accessed via uPVC French doors - Could be used for office, gym or summerhouse.



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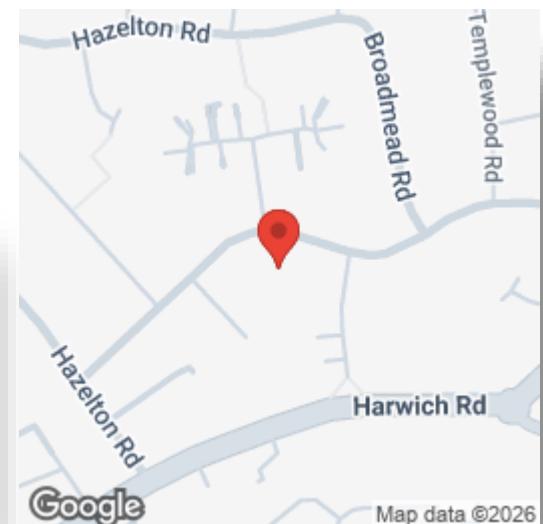
- Three Bedrooms
- Semi-Detached House
- Generous Corner Plot
- Lounge/Dining Room
- Stylish Well-Appointed Kitchen

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in excess of

£350,000



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