

3 bedroom Detached House located in Colchester.

Guide Price
£325,000 - £350,000

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24 Bale Close
Colchester
CO3 9XP

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FULL DESCRIPTION

OVERVIEW

*** Guide price £325,000 to £335,000 ***
This well-presented three-bedroom semi-detached house is ideally situated on the popular Westlands development to the west of Colchester. Perfect for families, the property offers easy access to local shops, amenities, and highly regarded schools, including excellent primary, secondary, and private education facilities along nearby Lexden Road.

The location also boasts straightforward access to the A12, Tollgate Retail Park, and Marks Tey mainline railway station, while Colchester town centre is just a comfortable drive away. Nearby Prettygate provides further convenience with its selection of local stores, a post office, doctor's surgery, and a pub.
The ground floor accommodation opens via an entrance hall with stairs leading to the first floor and elegant double doors that flow into a generous lounge (14' 10" x 11' 6"). This bright living space features a charming box bay window to the front and a feature fireplace with a fitted electric fire.

To the rear, the open-plan kitchen/dining room (14' 8" x 9' 3") is fitted with a matching range of base and eye-level units, plenty of worktop space, and an inset stainless steel sink. It offers space for undercounter appliances and a freestanding fridge/freezer, alongside a built-in electric oven with a gas hob and extractor over. This room also houses the gas boiler and includes a large, practical under-stairs storage cupboard.

Upstairs, the first-floor landing features an airing cupboard, a side window, and access to the loft space.

The accommodation comprises three well-proportioned bedrooms: bedroom one (13' 4" x 8' 5") is situated at the front, bedroom two (10' 8" x 8' 5") overlooks the rear garden, and bedroom three (8' 7" x 5' 11") sits to the front of the property. Serving the bedrooms is a fully tiled, modern family bathroom (5' 10" x 5' 5") equipped with a three-piece suite, including a panelled bath with an electric shower over, low-level W/C, a hand wash basin, and a heated towel rail.

Outside, the property features an enclosed front garden with a low brick wall and a paved path leading to the entrance. A secure side gate provides access to a well-kept, enclosed rear garden, which is mainly laid to lawn and beautifully accented by flower and shrub beds, a paved patio area, a storage shed, and an outside tap.

Parking is highly convenient, featuring a garage situated in a block to the left-hand side of the property with an up-and-over door, a dedicated space directly in front of the garage, and access to further communal parking.

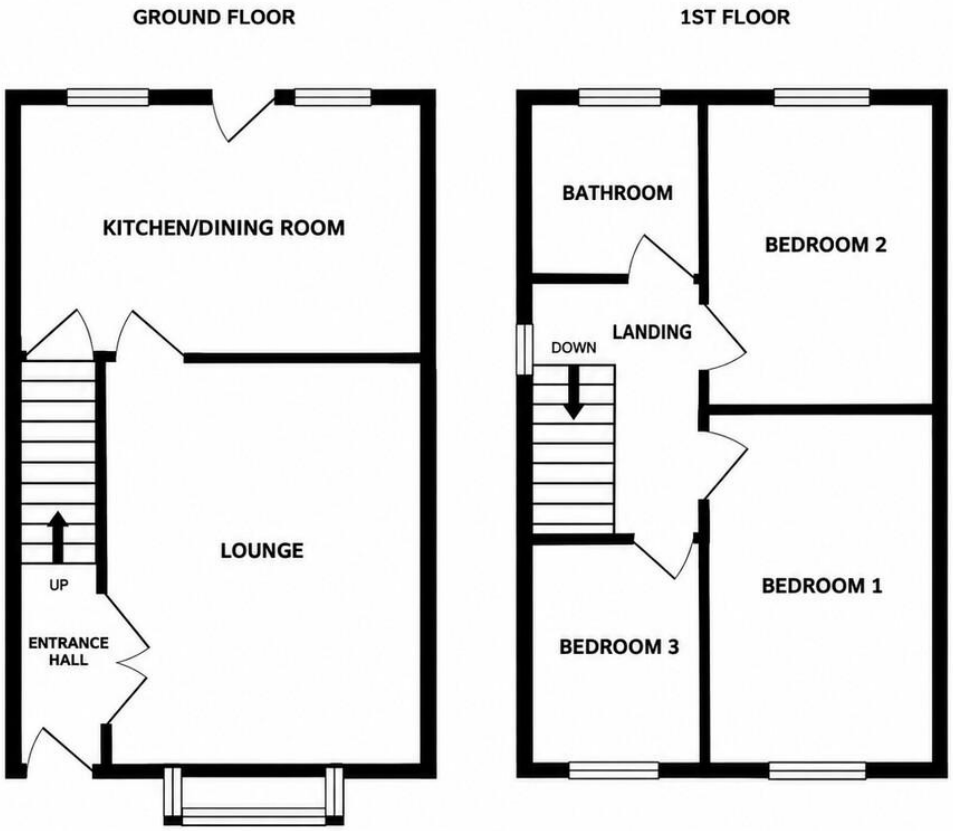






FLOORPLAN

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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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DIRECTIONS

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