



- Offered with No Onward Chain
- Stunning Four Bedroom Family Home
- Kitchen/Diner
- Generous Living Room
- Down Stairs Cloak Room, En Suite & Family Bathroom
- Driveway and Carport
- Landscaped Rear Garden
- Sought After Location

### 7 Oak Tree Gardens, Colchester, Essex. CO2 8XW.

Positioned on a quiet cul-de-sac to the south side of Colchester is the well proportioned, Four bedroom family home. The property occupies a pleasant position on a good-sized plot, offering a very generous rear garden. Internally this home boasts a modern fitted kitchen/dining room, ground floor WC, living room with dual aspect windows, four sizeable bedrooms, ensuite to master and a family bathroom. The property benefits of a private driveway and carport. Offered with no onward chain internal inspection is essential.



# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door to hall, UPVC window to rear aspect, stairs to first floor, radiator.

### Cloakroom

Low level WC, pedestal wash hand basin with tiled splash back, radiator, tiled floor.

### Living Room



18' 4" x 9' 2" (5.59m x 2.79m) UPVC bay window to front aspect and UPVC window to side aspect, TV and telephone points, radiator.

### Kitchen/Dining Room



17' 8" x 9' 2" (5.38m x 2.79m) UPVC window to rear and bay window to side aspect, French doors to garden, range of base and eye level units with work surface over, one and a half bowl sink unit with tap and drainer, inset hob with extractor hood over, integrated oven, gas hob, washing machine, dish washer and fridge/freezer, cupboard housing boiler, TV point, radiator.

## First Floor

### Landing

Airing cupboard, doors leading to;

### Bedroom One



13' 2" x 11' 0" (4.01m x 3.35m) UPVC window to front aspect, TV and telephone points, radiator.

### EnSuite



UPVC window to rear aspect, low level WC, pedestal wash hand basin with tiled splash back, walk in shower cubicle, tiled floor, radiator.

# Property Details.

## Bedroom Two



10' 2" x 10' 0" (3.10m x 3.05m) Recess (10' 2" x 10' 0")  
3.1m x 3.05m UPVC window to side and front aspect,  
fitted wardrobes, radiator.

## Bedroom Three



9' 4" x 07' 0" (2.84m x 2.13m) UPVC window to rear  
aspect, radiator.

## Bedroom Four

9' 0" x 8' 8" (2.74m x 2.64m) UPVC window to side aspect,  
TV point, radiator.

## Family Bathroom



UPVC window to side, low level WC, pedestal wash hand  
basin, panel bath with tiled surround, radiator.

## Rear Garden



The rear garden is mainly laid to lawn with retaining brick  
wall a decking area and patio all enclosed by panel  
fencing with access to the carport, garden tap.

## Outside

The driveway to the front of the property provides off road  
parking and access to the car port and gates to rear.

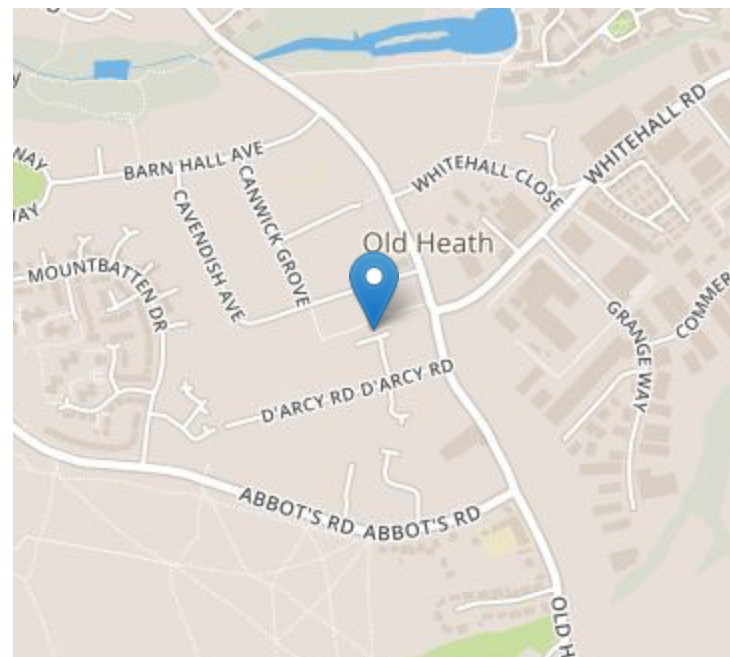
The front garden being laid to lawn with shrubs and  
enclosed by railings.

# Property Details.

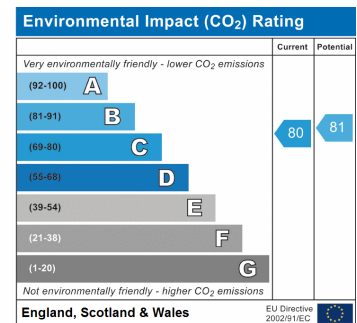
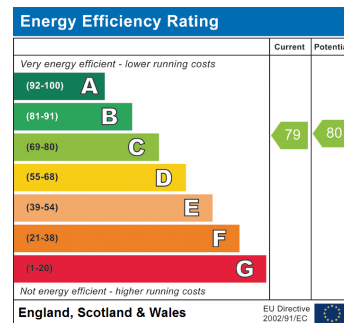
## Floorplans



## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.