



- GUIDE PRICE £350,000 - £375,000
- Extended Detached Chalet
- Four Bedrooms With Two Bathrooms
- Two Reception Rooms
- Lounge With Bi-Folding Doors
- Modern Kitchen
- Presented To A Very High Standard Throughout
- Good Size Rear Garden
- Driveway Providing Off Road Parking

36 Blackheath, Colchester, Essex. CO2 0AB.

GUIDE PRICE £350,000 - £375,000 An exceptionally well presented and recently refurbished four bedroom detached chalet bungalow, located to the south of Colchester offering access to a vast array of local amenities and well served bus routes to the Town Centre. Offered in pristine condition throughout with generous accommodation over two floors. The property begins with an entrance hall which leads to three sizeable bedrooms, a three piece family bathroom, a modern kitchen, dining room and a good sized lounge which benefits from Bi-folding doors to the rear. There is also access to a courtyard via the hallway which currently hosts a hot tub area.



Property Details.

Ground Floor

Entrance Hall

With double glazed entrance door, two radiators, stairs to the first floor, double glazed door to courtyard area with artificial turf and space for hot tub, under stairs cupboard.

Lounge



16' 6" x 12' 10" (5.03m x 3.91m) With Bi-Folding doors to the rear garden, further double glazed window, radiator, TV point.

Kitchen



18' x 6' 1" widening to 7' 10" (5.49m x 1.85m) With a range of modern units and work surfaces with cupboards and drawers under. Built in five ring gas hob with extractor over and cupboards under, built in oven and grill, one and a half bowl sink unit with drinking water tap, integrated dishwasher, fridge and freezer, double glazed window to the side, double glazed door to the side.

Dining Room



11' 4" x 11' 9" (3.45m x 3.58m) With double glazed window to the side and rear, storage cupboard, radiator.

Bedroom One



12' 2" x 10' 11" (3.71m x 3.33m) With double glazed window to the rear, radiator.

Bedroom Two

12' x 10' 11" (3.66m x 3.33m) With double glazed window to the front, radiator.

Bedroom Three/Study/Snug

12' 3" x 11' (3.73m x 3.35m) With double glazed window to the front, feature fire place with inset French cast iron solid fuel burner, TV point, radiator.

Property Details.

Family Bathroom



A three piece suite comprising close coupled WC, hand basin with mixer taps, P shaped bath with mixer taps and digital shower over, cupboard with plumbing and space for washing machine, cupboard housing gas combination boiler, double glazed window to the side, radiator.

Second Floor

Landing

With storage cupboard, Velux window and doors to;

Bedroom Four



16' 5" x 12' 9" (5m x 3.89m) With double glazed window to the rear, radiator.

Dressing Room

9' 1" x 5' 10" (2.77m x 1.78m) With door to;

Shower Room



With close coupled WC, hand basin set into vanity unit, shower cubicle, Velux window, door to walking loft space.

Attic Space

12' 4" x 12' 10" (3.76m x 3.91m) With window to front, ideal for storage and offering potential for further development.

Outside

Rear Garden



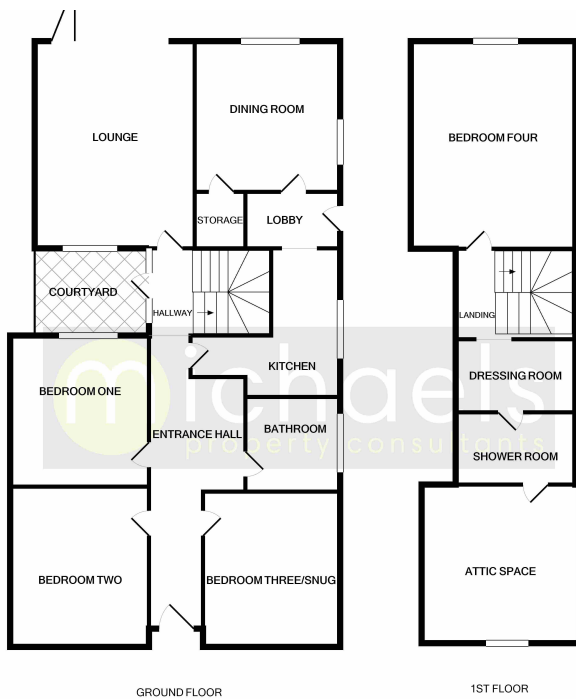
To the rear is a sizeable rear garden which is mainly laid to lawn with pathways and patio seating areas and raised decked seating area to the rear, two garden sheds, gated side access to the front.

Front Garden And Driveway

Block paved driveway providing off road parking for two/three cars.

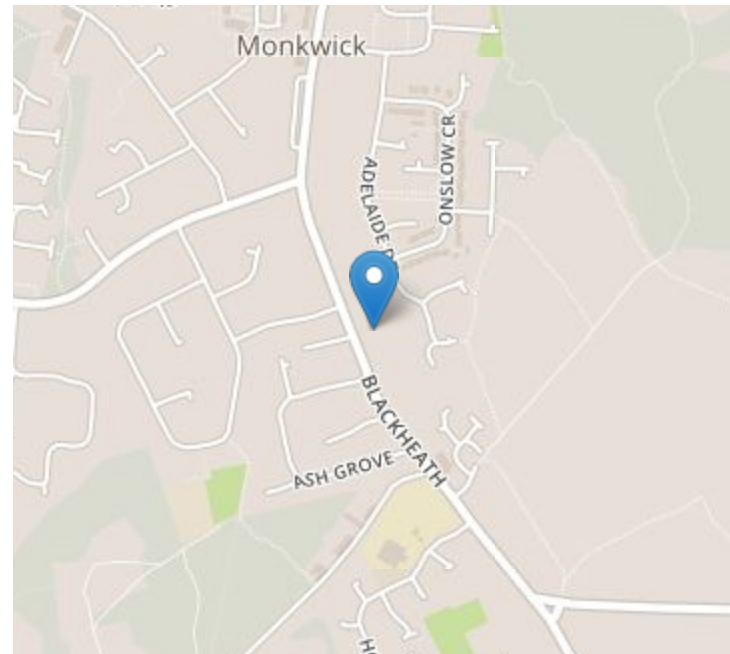
Property Details.

Floorplans

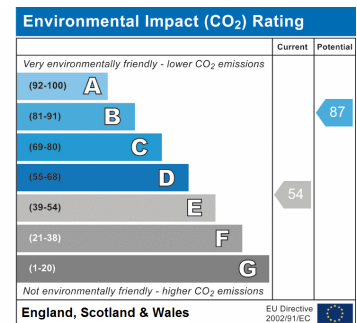
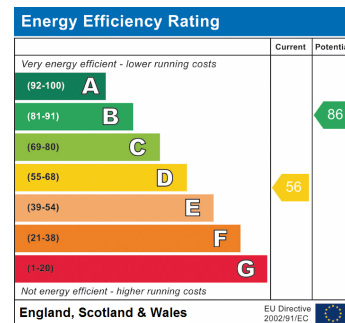


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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.