



- A High Specification Three Bedroom Linked-Detached Family Home
- Overlooking An Attractive Greensward
- Recently Renovated To A High Standard Throughout
- Kitchen-Diner With Integrated Appliances
- Three Generous Bedrooms
- En-suite & Ground Floor W.C
- Garage & Off Road Parking

## 21 Valentinus Crescent, Colchester, Essex. CO2 7QG.

\*Guide Price £325,000 - £350,000\* We are both excited & privileged to present this stunning three bedroom linked-detached family home to market. Presented to the highest of standards throughout, improved and allowing for contemporary modern day living, it makes the ideal family home. Positioned favorably to the South of Colchester's Town Centre, the house occupies a favorable position, overlooking a greensward.





# Property Details.

## Ground Floor

### Entrance Hall

6' 11" x 9' 11" (2.11m x 3.02m) UPVC entrance door to front aspect, column radiator, luxury vinyl wood effect flooring, stairs to first floor, further doors to:

### Downstairs W.C

Wash hand basin and mixer tap with mosaic tiled splash, column radiator, UPVC window to front aspect, luxury vinyl wood effect flooring

### Reception Room



11' 1" x 13' 2" (3.38m x 4.01m) Bespoke television unit with space for inset TV, column radiator, inset shutter style blinds to UPVC french doors to rear aspect, UPVC windows to rear aspect, communication points

## Kitchen-Diner



17' 2" x 15' 5" (5.23m x 4.70m) UPVC bay window to front aspect, bespoke window seat, a variety of modern fitted high gloss base and eye level units with quartz work surfaces over, inset sink unit with stainless steel spray trap, mosaic tiled splashbacks throughout, under unit/kickboard strip lighting, integrated BOSCH appliances, feature centre island with inset four ring electric hob, inset island socket point, UPVC window to rear aspect, x2 column style radiator, large under stairs storage cupboard with retractable doors, feature downlights, TV ariel point, wall mounted gas boiler (housed by high gloss kitchen unit), inset spotlights, UPVC door to rear aspect (providing access to rear garden)

## First Floor

### First Floor Landing

Stairs to ground floor, airing cupboard housing immersion tank, column radiator, UPVC to front aspect, further doors to:

### Master Bedroom



10' 10" x 9' 11" (3.30m x 3.02m) UPVC to rear aspect, column radiator, built in wardrobe, further door to:

# Property Details.

## Ensuite Bathroom



Tiled floor, W.C, vanity basin unit, W.C with inset flush, chrome wall mounted towel rail, walk in double width walk in shower, with drench rain head & with retractable glass door, tiled walls, shaver point, inset spotlights, UPVC window to rear aspect.

## Bedroom Two



13' 1" x 10' 10" (3.99m x 3.30m) UPVC window to rear aspect, column radiator, built in wardrobe

## Bedroom Three



13' 3" x 7' 7" (4.04m x 2.31 m) UPVC window to front aspect, column radiator

## Family Bathroom



Tiled floor & walls, W.C, panel bath with shower attachment over and screen (currently removed), pedestal wash hand basin, W.C, inset spotlights, extractor fan, chrome wall mounted towel rail

## Garden, Garage & Parking



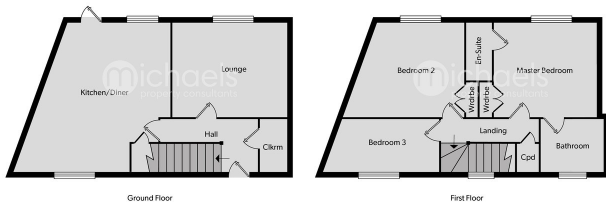
As previously mentioned the outdoors comprises of a generous rear garden, meticulously landscaped by the current owners to a low maintenance design. The garden comprises of an artificial lawn, raised decking and patio area to the rear. A gate provides side access to a private driveway, suitable for two/three vehicles and a garage. The garage features an up and over door & full power.

## Agents Note

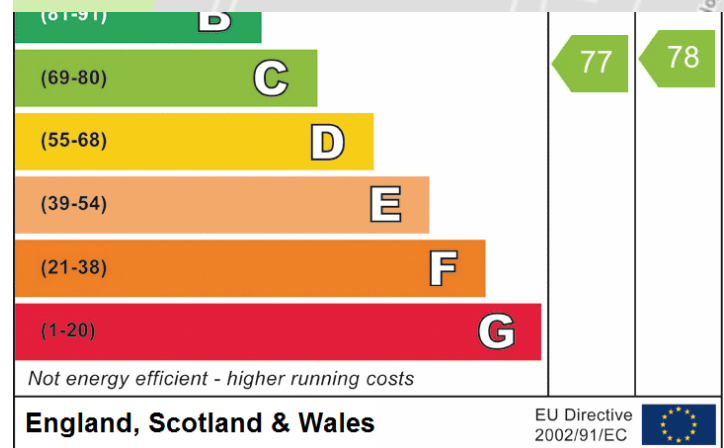
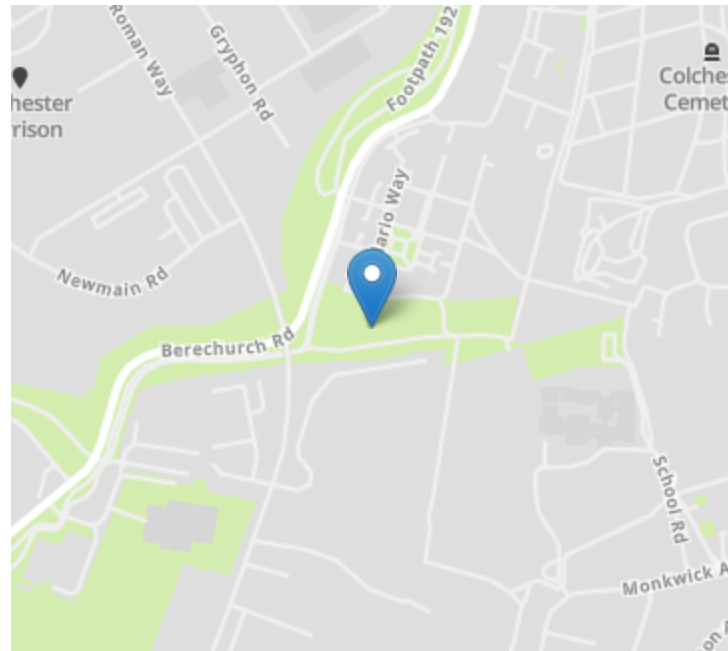
We advise that all interested parties confirm fixtures & fittings with their legal representatives at the initial stages with draft contracts.

# Property Details.

## Floorplans



## Location



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.