



- Deceptively Spacious Three Bedroom Semi Detached Victorian Home
- Close To Colchester's North Station & Colchester's General Hospital
- Two Reception Rooms
- Feature Fireplaces To Reception Rooms
- Three Sizeable Bedrooms
- Kitchen/Breakfast Room
- Prime North Colchester Position & Within Close Proximity Of The Gilberd Secondary School
- Excellent Private Garden Backing Onto Allotments
- Driveway For Two Cars
- No Onward Chain

Call to view 01206 576999 

20 Defoe Crescent, Colchester, Essex. CO4 5LQ.

Positioned pleasantly to the North of Colchester and within moments of an array of excellent amenities, ranging from Colchester's North Station (offering direct links to London Liverpool Street Station) and a variety of excellent schooling, this charming Victorian three bedroom semi-detached home makes the ideal family home and would also prove to be ideal for the commuter/working professional. Highlights of this home include two sizeable reception rooms with feature fireplaces and exposed beams, as well as a well-proportioned kitchen/breakfast room, positioned to the rear of the house. The first floor features two large double bedrooms and a generous third bedroom. This property also benefits from a first floor family bathroom suite.



Property Details.

Ground Floor

Entrance Hallway

Entrance door to front aspect, radiator, stairs to first floor, access to:

Living Room



11' 9" x 10' 6" (3.58m x 3.20m) UPVC window to front aspect, log burner with brick surround, exposed beams, radiator, open walk through to:

Dining Room



11' 6" x 11' 4" (3.51m x 3.45m) UPVC window to rear aspect, feature fireplace which is in working order, large storage cupboard, radiator, door to kitchen:

Kitchen



12' 8" x 8' 2" (3.86m x 2.49m) Full range of base and eye level fitted units, cupboards and work surfaces, UPVC window to side and rear aspect, induction hob with extractor hood above, inset electric oven and grill, space under counter for washing machine, dishwasher, space for further appliances, UPVC rear door providing access to rear garden, radiator

First Floor

First Floor Landing

Stairs to ground floor, access to:

Master Bedroom



13' 9" x 10' 9" (4.19m x 3.28m) UPVC window to front aspect, radiator

Bedroom Two

11' 6" x 9' 4" (3.51m x 2.84m) UPVC window to rear aspect, radiator

Property Details.

Bedroom Three



8' 2" x 5' 8" (2.49m x 1.73m) Separate inset storage cupboard, UPVC window to rear aspect, radiator

Bathroom



Low level W.C, vanity wash basin, bath with shower attached and shower screen, tiled walls and wooden effect flooring, obscured window to side aspect

Outside, Garden & Parking



To the rear of the property, this home offers a private and fully enclosed garden, featuring an array of shrubs, trees and bushes. To the front of the garden there is a patio area, ideal for outside dining or entertaining. The remainder of the garden is complete with large patio slabs, with a shingle path leading to the rear, which provides gated access to a large allotment.

Off road parking is available on a private driveway, with further parking accessible on road for residents and visitors alike.

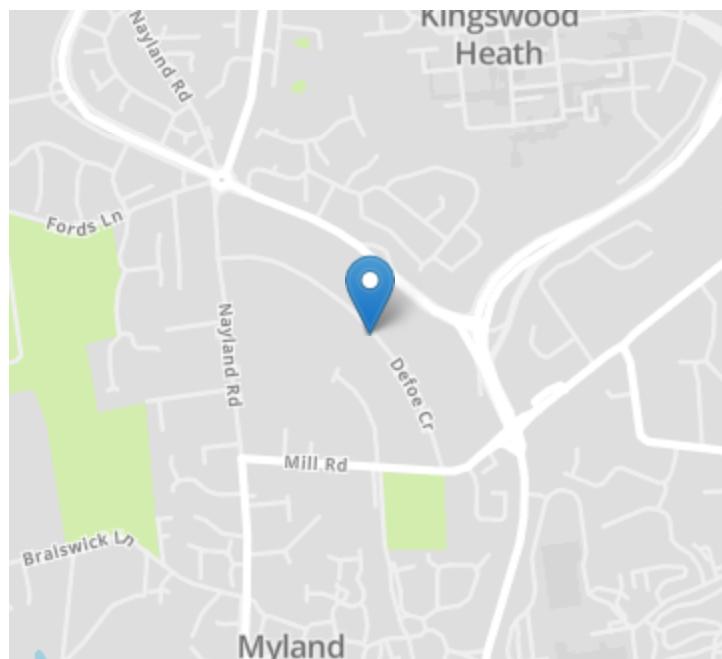
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floorplans contained in this, no guarantee can be given for the accuracy of the floorplans. The floorplans are for general guidance only and should not be used as a substitute for professional advice. The services, fixtures and fittings shown have not been tested and cannot be guaranteed. ©2012 Blackwell Web Design Ltd.

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.

