



- 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 Gilbert 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 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.

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