



- Situated in The Heart Of North Colchester & In Easy Access Of Northern Gateway
- An Excellent Example Of A Four Bedroom Semi-Detached Family Home
- Versatile Accommodation Across Three Floors
- Modern Kitchen-Diner
- Large Reception Room
- Four Generous Bedrooms
- Family Bathroom & Luxury En-Suite Shower Room
- Complete With Additional Specifications
- Private & Enclosed Rear Garden With The Added Benefit Of A Summer House
- Offered To Market On A Chain Free Basis!

## 21 Destination Drive, Colchester, Essex. CO4 6DU.

Situated in the heart of North-Colchester and positioned in a peaceful residential area, sits this impressive four bedroom semi-detached family home, complete with upgraded specifications and offering versatile & generous accommodation across three spacious floors. Within striking distance of Colchester's eagerly anticipated 'Northern Gateway' it will soon be within moments of a state of the art cinema complex, a variety of entertainment and leisure facilities, restaurants and premium health club. This excellent home is also well-connected on the A12 corridor to London & Ipswich, as well as a short drive/bus journey to Colchester's mainline station - offering links to London Liverpool Street within the hour and therefore ideal for both families and working professionals alike.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs rising to first floor, inset under-stairs storage cupboard, underfloor heating, inset spotlights, doors and access to:

### Downstairs Cloakroom

Window to front aspect, W.C, pedestal wash hand basin, radiator

### Kitchen/Diner



15' 2" x 9' 5" (4.62m x 2.87m) A modern fitted kitchen comprising of; a range of fitted base and eye level units with worksurfaces over and drawers under, inset sink, drainer and taps over with de-scaler, integrated dishwasher, inset five ring gas hob with extractor fan over, inset electric fan assisted double oven/grill, space for washing machine and fridge/freezer, USB plug sockets, wall mounted gas boiler enclosed within kitchen cabinet, underfloor heating, window to front aspect

## Reception Room



16' 6" x 10' 1" (5.03m x 3.07m) Windows to rear aspect, patio doors to rear aspect (providing access to rear garden), communication points, radiator

## First Floor

### First Floor Landing

Stairs to ground & second floor, doors & access to:

### Bedroom Two



12' 10" x 9' 5" (3.91m x 2.87m) Window to front aspect, radiator

### Bedroom Three

13' 4" x 9' 6" (4.06m x 2.90m) Window to rear aspect, radiator

### Bedroom Four

10' 1" x 6' 7" (3.07m x 2.01m) Window to rear aspect, radiator

# Property Details.

## Family Bathroom



Family bathroom suite comprising of; window to front aspect, panel bath with shower over, curtain and tiled wall finish, W.C, vanity wash hand basin, radiator

## Second Floor

### Second Floor Landing

Stairs to first floor, access and door to:

### Master Bedroom



9' 8" x 18' 0" (2.95m x 5.49m) window to front aspect, velux window to rear aspect, radiator x2, loft access above, access to:

## En-Suite Shower Room



A luxury en-suite shower room comprising of; open tiled walk in shower with floor-to-ceiling glass panel, contemporary wall mounted radiator, W.C, vanity wash hand basin, fitted powered mirror, contrasting matte black showerheads and taps, velux window to rear aspect

## Outside, Garden & Parking



Outside, its owners boast a private and enclosed rear garden, which is predominately laid to lawn and features an expansive patio area that is ideal for outdoor dining, seating and peaceful reflection. There is the added benefit of a summer house and boundaries are formed by panel fencing. Off road parking is available on a private driveway, located to the side of the property, suitable for two vehicles.

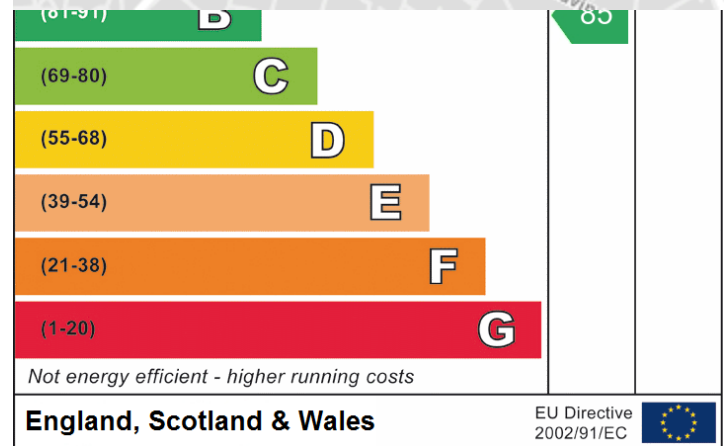
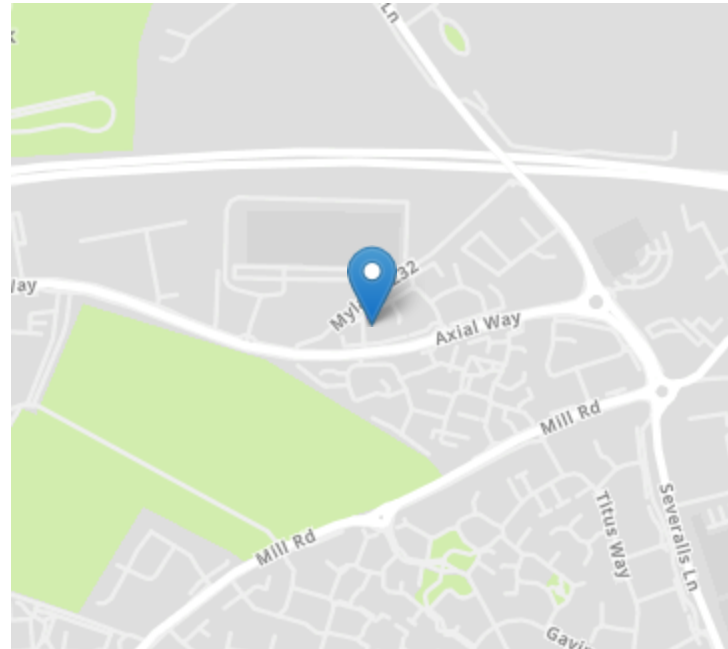
As previously mentioned, there is also the benefit of an EV charger.

# 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.