



- Moments from outstanding schooling, including Colchester Royal Grammar School and Hamilton Primary
- Beautifully presented with a blend of period charm and contemporary finishes
- Spacious living and dining rooms with exposed pine flooring and feature fireplace
- Bespoke fitted kitchen with patterned tiled splashback and ample storage
- Three generous bedrooms, including two comfortable doubles and built-in storage to the main bedroom
- Stylish first-floor family bathroom
- Enclosed rear garden with porcelain patio, powered summer house, and convenient on-road parking

## 10 Irvine Road, Colchester, Essex. CO3 3TR.

Irvine Road, Maldon Road District, CO3 - Guide Price £425,000 – £450,000 An exceptional three-bedroom semi-detached, bay-fronted period home, ideally positioned in the heart of the highly regarded Maldon Road District. This picture-perfect home is conveniently located within moments of an excellent selection of both comprehensive and private schooling, including Colchester Royal Grammar School and Hamilton Primary School. Colchester city centre is also within easy reach, offering a wide variety of shops, restaurants, bars, and amenities. The property successfully blends an abundance of original period character with contemporary finishes, delivering the very best of modern living alongside traditional charm.



# Property Details.

## Ground Floor

### Entrance Hall

### Dining Room/Family Room



### Living Room



### Kitchen-Diner/Breakfast Room



Kitchen Area - 13' 10" x 9' 2" (4.22m x 2.79m)

Dining Area - 10' 1" x 9' 2" (3.07m x 2.79m)

## First Floor

### Master Bedroom



15' 1" x 11' 7" (4.60m x 3.53m)

# Property Details.

## Bedroom Two



11' 5" x 8' 4" (3.48m x 2.54m)

## Bedroom Three



18' 9" x 9' 2" (5.71m x 2.79m)

## Bathroom



7' 8" x 6' 1" (2.34m x 1.85m)

## Outside

### Outbuilding



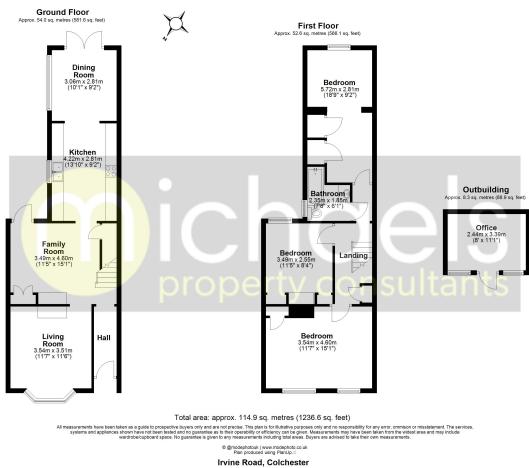
11' 1" x 8' 0" (3.38m x 2.44m)



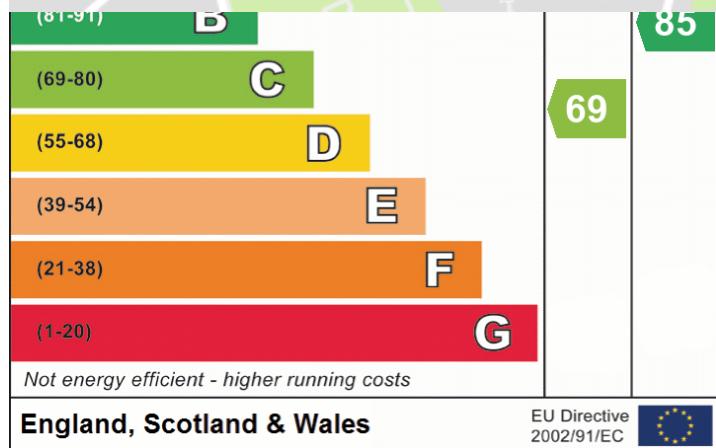
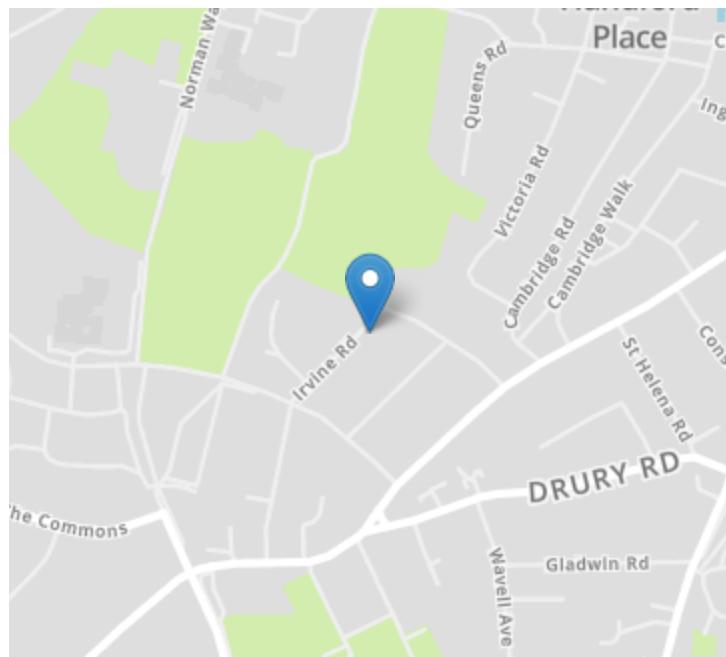
11' 1" x 8' 0" (3.38m x 2.44m)

# 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.