



- Stunning Semi Detached Family Home
- Built By Mersea Homes To A High Specification
- Generous Living Room
- Kitchen/Family Room
- Three Sizeable Bedrooms
- Ground Floor Cloak Room, First Floor Bathroom & En Suite
- Eight Year NHBC
- Parking For Two Cars In A Private Carport

**38 Wildeve Avenue, Colchester, Essex.
CO4 6AJ.**

Located to the North of Colchester is this stunning, three bedroom semi detached family home built by very reputable house builder Mersea Homes. The property is located in the ever so popular Chesterwell development with it's excellent links to the A12, Colchester North Station, Colchester Town Centre, General Hospital and fantastic school catchments. This spacious ground floor accommodation comprises of an entrance hall, downstairs WC, kitchen/diner finished to a high specification and a spacious living room with French doors leading to the garden. The first floor comprises of three generous sized bedrooms with ensuite to master and family bathroom.



Property Details.

Ground Floor

Entrance Hall

Stairs rising to first floor, radiator, doors leading to;

Cloakroom

Low level WC, wall mounted wash hand basin, radiator, extractor fan.

Kitchen/Diner



18' 1" x 15' 1" (5.51m x 4.60m) UPVC windows to front and side aspects, a range of base and eye level units with work surface over, inset one and a half bowl sink unit with tap and drainer, space for fridge/freezer, dishwasher and washing machine, integrated electric oven, four ring electric hob with extractor over, wall mounted gas boiler housed in cupboard, inset spotlights, under stairs storage cupboard, two radiators.

Living Room



18' 1" x 11' 8" (5.51m x 3.56m) UPVC window to front aspect, French doors leading to the rear garden, two radiators, TV and phone points.

First Floor

Landing

Loft access, airing cupboard, doors leading to;

Bedroom One



11' 4" x 9' 10" (3.45m x 3.00m) UPVC windows to front and side aspects, radiator, door to:

Property Details.

EnSuite



UPVC window to front aspect, low level WC, vanity wash hand basin, shower cubicle fully tiled, chrome heated towel rail.

Bedroom Two



10' 1" x 7' 2" (3.07m x 2.18m) UPVC windows to front and side aspect, radiator.

Bedroom Three



9' 7" x 7' 6" (2.92m x 2.29m) UPVC window to side aspect, radiator.

Bathroom



UPVC window to rear aspect, low level WC, pedestal wash hand basin, panel bath with shower and screen over, radiator.

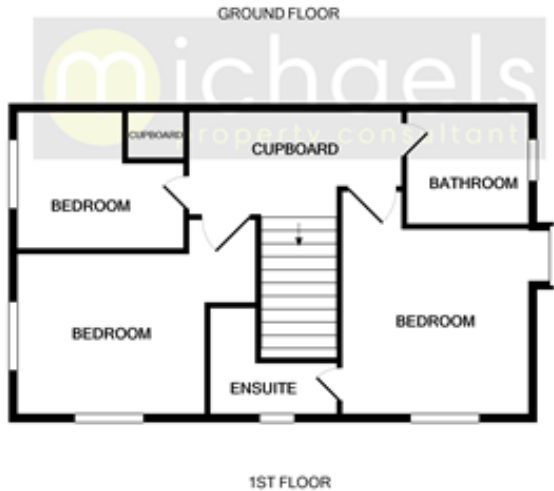
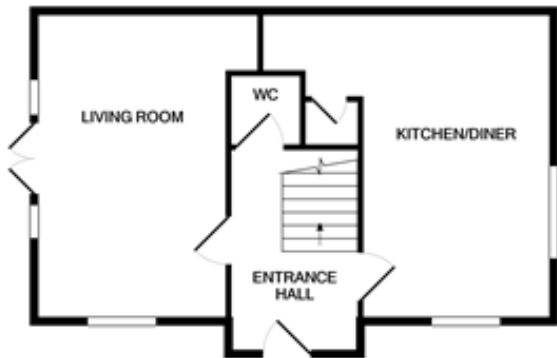
Outside

The rear garden is predominately laid to lawn with a block paved patio, garden tap, shed to remain, secure gate to rear, fully enclosed by panel fencing and brick surround.

The property benefits from a two parking spaces in a private car port with visitors parking available.

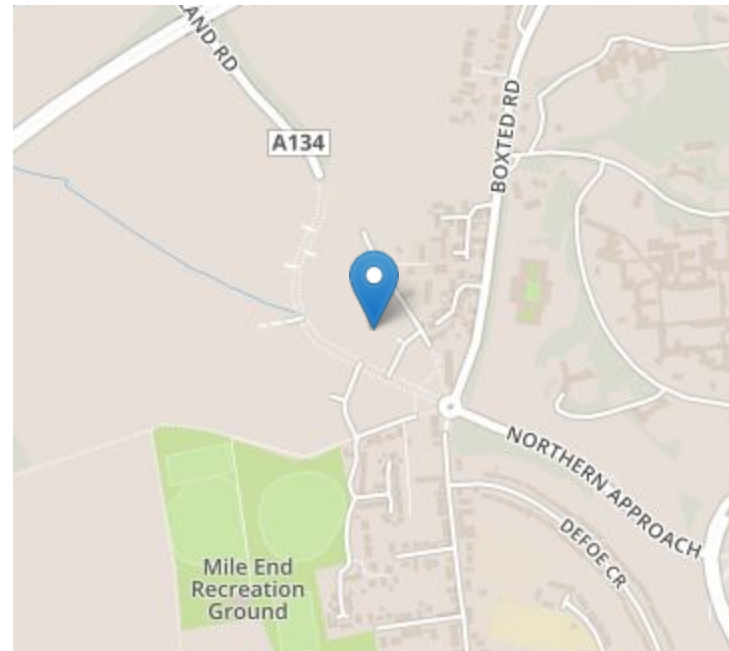
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.