



22 Hamilton Road, Colchester, Essex. CO3 3DZ.

A one of a kind, reimagined and enhanced four bedroom semi-detached residence. Dating back to the early 1900's and boasting a wealth of period charm throughout, it also showcases modern open-plan living to the highest of standards. Commanding a favourable position within one of Colchester's most desirable postcode areas and within striking distance of one of the country's most desirable comprehensive primary schools, it proves to be the ideal home for the expanding modern day family. It is also within moments of Colchester's historic and vibrant city centre, of which is home to; an array of independent boutiques, shops, bars restaurants and leisure facilities.



- A Charming Four Bedroom Semi-Detached Period Home
- Close To An Array Of Education Choices & Amenities
- Extended and Improved With Envious Specifications
- Perfect Blend Of Traditional Charm & Contemporary Finishes
- Stunning Kitchen With High Specification Units & Work Surfaces
- Two Reception Rooms
- Downstairs Cloakroom & First Floor Family Bathroom
- Three Well-Proportioned Bedrooms
- Master Bedroom (Loft Room) With En-Suite Shower Room
- Private & Enclosed Circa. 100FT Rear Garden
- Benefit Of An Outbuilding

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

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

Formal Reception Room



12' 9" x 10' 10" (3.89m x 3.30m) Bay window to front aspect with shutters, feature fireplace, radiator, communication points

Additional Reception Room/Dining Room



11' 6" x 11' 2" (3.51m x 3.40m) Feature fireplace, inset storage, vertical radiator, access to ground floor W.C and further access to:

Ground Floor Cloakroom

5' 10" x 2' 5" (1.78m x 0.74m) W.C, wash hand basin

Kitchen-Diner



10' 5" x 14' 4" (3.17m x 4.37m) A stunning and contemporary kitchen comprising of; a range of fitted and eye level units with worksurfaces over, central island with inset sink, a range of integrated appliances/space for appliances, inset hob with contemporary extractor fan over, feature exposed brick wall, downlighters (STN), inset spotlights, sky light windows above, bi-folding doors to rear aspect, further window to rear aspect, tiled flooring, vertical radiator

First Floor

First Floor Landing

Stairs to ground and second floor, access to:

Bedroom Two



13' 7" x 11' 1" (4.14m x 3.38m) Window to front aspect, radiator, inset wardrobes/storage, feature fireplace

Property Details.

Bedroom Three



9' 3" x 11' 2" (2.82m x 3.40m) Window to rear aspect, radiator

Bedroom Four

8' 1" x 9' 1" (2.46m x 2.77m) Window to rear aspect, radiator

Family Bathroom



Panel bath with shower over and screen, W.C, wash hand basin, window to side aspect

Second Floor (Loft Conversion)

Master Bedroom



16' 6" x 13' 0" (5.03m x 3.96m) Inset spotlights, velux windows & window to rear aspect, fitted storage, radiator, access to:

En-Suite Shower Room

5' 6" x 5' 0" (1.68m x 1.52m) En-suite shower room comprising of; shower cubicle with tiled wall behind, W.C, wash hand basin, velux window

Outside, Garden, Outbuilding & Parking



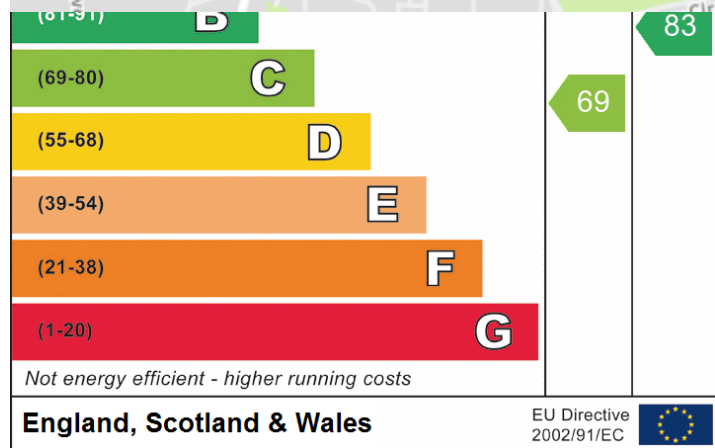
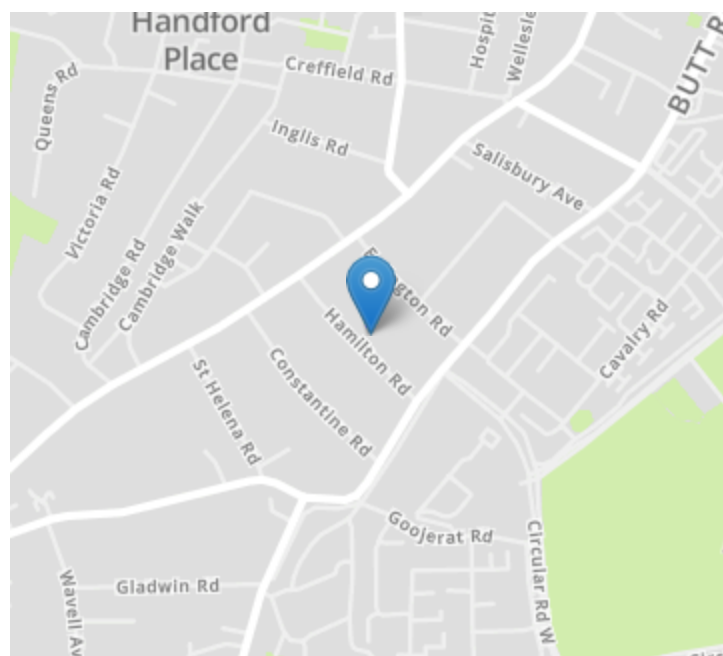
A striking and private enclosed rear garden is showcased and measures circa 100ft in length. The garden commences with a block paved patio area and offers itself as the ideal place for peaceful reflection and al-fresco dining. The remainder of the garden is predominately laid to lawn and features an array of mature hedges, shrubs and plants throughout. Positioned to the rear of the garden, is the added luxury of an outbuilding and could easily serve purposes such as a home gym, office or children's play room. Further garden storage is also on offer. A residents parking scheme is in place, with permits easily obtainable from the local council, with further visitors permits available.

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.