



- Five Bedroom Home
- Front and rear Gardens
- Ample Off Road Parking
- Two Reception Rooms
- Generous Rear Garden
- Good School Catchment
- One Bedroom Annexe
- Must Be Viewed

101 Monkwick Avenue, Colchester, Essex. CO2 8NA.

Guide Price £300,000 - £310,000

This extremely spacious extended property offers five sizeable bedrooms, modern fitted family shower room, two reception room and generous kitchen/family room. The property has also been tastefully converted to incorporate a self contained one bedrooms annexe with a high specification fitted kitchen and newly fitted private shower room. Externally there is plenty of parking to the front on the private drive way and to the rear there is a generous rear garden.



Property Details.

Ground Floor

Entrance Porch

Door leading to living room,

Living Room



19' 9" x 12' 3" (6.02m x 3.73m) Double glazed window to front aspect, feature fire place with cladding surround, T.V & phone points, radiator, stairs rising to first floor, door to dining room.

Dining Room

13' 8" x 8' 5" (4.17m x 2.57m) Feature fire place, storage cupboards housing metres, radiator.

Kitchen



13' 5" x 11' 4" (4.09m x 3.45m) Double glazed window to side aspect, and two to rear aspect, a range of wall and base units over an area of roll edge work surface, inset sink with drainer unit, space for appliances, radiator, door leading to garden.

First Floor

Landing

Access to part boarded loft, doors leading to;

Bedroom One



10' 4" x 13' 5" (3.15m x 4.09m) Double glazed window to front aspect, radiator, phone point.

Bedroom Two



9' 5" x 13' 4" (2.87m x 4.06m) Double glazed window to rear aspect, radiator.

Bedroom Three

10' 0" x 10' 0" (3.05m x 3.05m) Double glazed window to front aspect, radiator.

Bedroom Four

9' 8" x 10' 0" (2.95m x 3.05m) Double glazed window to rear aspect, radiator.

Bedroom Five

9' 1" x 7' 4" (2.77m x 2.24m) Double glazed window to front aspect, radiator.

Shower Room

Double glazed window to rear aspect, low level WC, wash hand basin, double walk in shower cubical with power shower connected, radiator.

Property Details.

Annexe

Annexe Living Room



9' 6" x 9' 7" (2.90m x 2.92m) Double glazed entrance door, double glazed window to front aspect, T.V points, radiator.

Annexe Bedroom



9' 6" x 9' 4" (2.90m x 2.84m) Storage cupboard housing boiler, radiator.

Annexe Kitchen



9' 0" x 12' 9" (2.74m x 3.89m) Double glazed window to rear aspect, a range of base units, space for appliances, plumb for washing machine, inset sink and drainer unit, tile splash backs, radiator, door leading to rear.

Annexe Shower Room

Double glazed window to rear aspect, low level WC, wash hand basin, walk in shower cubical with power shower attached, chrome heated towel.

Outside

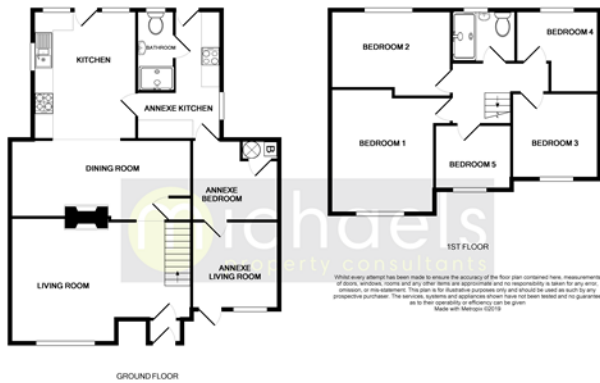


To the front there is a lawn area leading to the paved driveway providing off road parking for several cars.

The very generous rear garden has been landscaped with a lawn area, paved patio area, garden tap, shed to remain, tree, shrub and flower beds, fully enclosed via panel fencing.

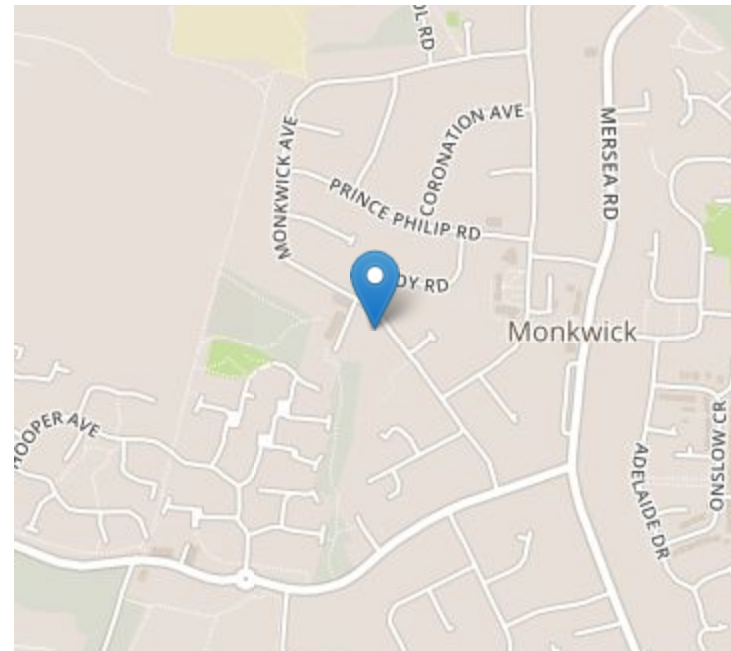
Property Details.

Floorplans

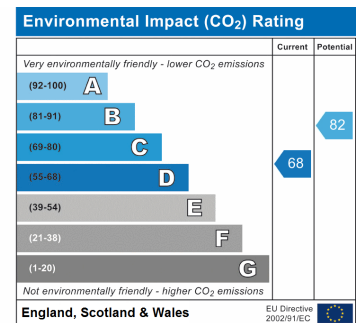
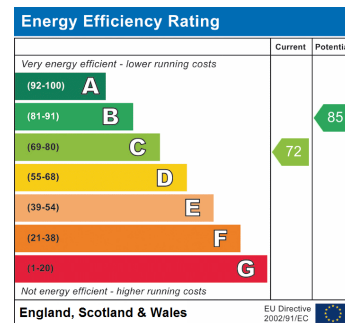


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with MapInfo 12019

Location



Energy Ratings



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.