



**6 Freeman Close, Colchester, Essex.
CO4 5FJ.**

Accommodation commences with an entrance hall, with stairs rising to the first floor and access to a spacious kitchen-diner, ideal for entertaining and measuring an impressive 23ft in length. The kitchen-diner benefits from a full range of integrated appliances, with access also to a separate utility area and downstairs cloakroom. Patio doors provide access to a sizeable and private enclosed rear garden. Occupying the first floor is; a large reception room with dual aspect windows and feature fireplace, bedroom two and bedroom three and family bathroom suite. The second floor offers a generous master bedroom, with the added luxury of a walk in wardrobe. The mezzanine area, overlooking the lounge, could easily be used as a study space. A tiled shower room is also available.



- An Excellent Three Bedroom Semi-Detached Family Home
- Accommodation Across Three Floors
- Presented To Market in Excellent Order
- Offered To Market With No Onward Chain
- Open Plan Kitchen-Diner & Benefit Of Utility Room
- Three Generous Bedrooms
- Master Bedroom With Walk In Wardrobe
- Downstairs W.C, First Floor Family Bathroom & Second Floor Shower Room
- Impressive Reception Room With Dual Aspect Windows
- Generous Garden, Car Port Parking & Garage

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

UPVC entrance door to front aspect, radiator, inset coconut matt, stairs to first floor, further door to:

Kitchen-Diner



23' 7" x 10' 8" (7.19m x 3.25m) UPVC window to front and rear aspect, radiator x2, tiled floor, a variety of tasteful fitted base and eye level units with work surfaces over, inset stainless steel sink, drainer and mixer tap over, inset electric oven and grill with extractor fan over, tiled splash back, a full range of integrated including fridge/freezer and dishwasher, inset spotlights, storage cupboard, UPVC patio doors to rear aspect, access to:

Utility Room

3' 4" x 5' 0" (1.02m x 1.52m) Wall mounted gas boiler, base level units with work surfaces over, space under for washing machine, tiled floor and tiled splash back, door to:

Downstairs Cloakroom

W.C, wall mounted wash hand basin, tiled splashback, UPVC window to side aspect, radiator, extractor fan

First Floor

First Floor Landing

Stairs to ground and first floor, radiator, doors to:

Reception Room



10' 7" x 19' 5" (3.23m x 5.92m) UPVC window to front and rear aspect, radiator x2, feature fireplace, variety of communication points

Bedroom Two

8' 2" x 11' 9" (2.49m x 3.58m) UPVC window to front aspect, radiator, built in cupboard

Bedroom Three

8' 1" x 9' 1" (2.46m x 2.77m) UPVC window to rear aspect, radiator, built in cupboard

Family Bathroom



UPVC window to rear aspect, W.C, panel bath with tiled wall behind, pedestal wash hand basin, tiled wall, extractor fan

Property Details.

Second Floor

Master Bedroom



11' 3" x 11' 4" (3.43m x 3.45m) UPVC window to front aspect, radiator, walk in wardrobe:

Walk In Wardrobe



8' 4" x 4' 8" (2.54m x 1.42m) Fitted shelves, UPVC window to rear aspect, radiator

Mezzanine/Study



10' 9" x 6' 6" (3.28m x 1.98m) Currently utilised as a study space, radiator, loft access above, Velux window, door to:

Shower Room



Pedestal wash hand basin, W.C, tiled floor, shower cubicle tiled walls behind, Velux window to front aspect, wall mounted towel rail, inset spotlights, extractor fan

Outside, Parking, Garden & Garage



Outside, the south facing garden commences with a patio area, ideal for al-fresco dining and outdoor furniture. The remainder of the garden is predominately laid to lawn, enclosed by panel fencing, bark boards with well maintained shrubs and plants. There is also the benefit of an outdoor tap, while a secure side gate provides access to a private car port, offering off road parking for two vehicles. Further parking is easily accessible on road for both residents and visitors alike. Completing this exceptional home is a garage, with full power and light.

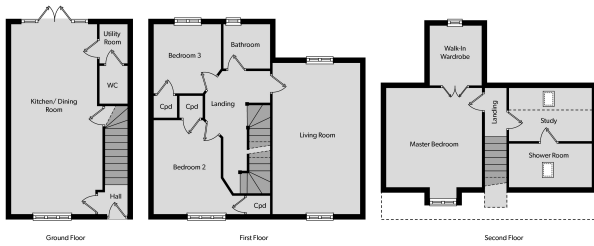
Additional Information

We have been advised by the seller that fibre broadband is available in the immediate area (subject to supplier). We ask any prospective purchasers to make their own enquires with regards to services available at an early stage of their transaction.

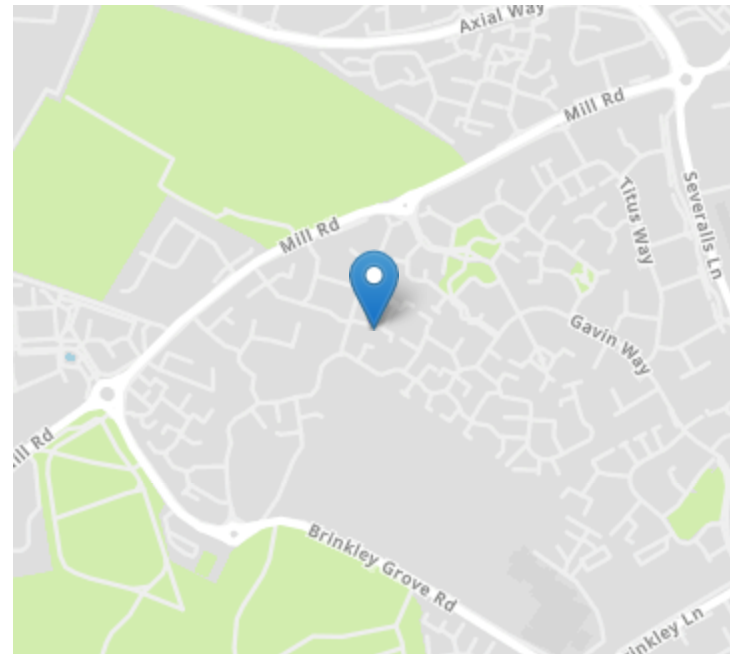
EPC has been ordered and will be uploaded to the listing shortly.

Property Details.

Floorplans



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.