



- Entrance Porch
- Beautiful Three Bedroom Semi-Detached Home
- Three Well Proportioned Bedrooms
- Open Plan Kitchen-Diner With Integrated Appliances & Tiled Flooring Throughout
- Large Living Room
- Fully Tiled Family Bathroom Suite
- Large Private Rear Garden With Raised Decking Area

71 Hazelton Road, Colchester, Essex. CO4 3DS.

Guide Price £235,000-£245,000 A simply wonderful three bedroom semi-detached family home, conveniently positioned to the North of Colchester and in close proximity to an array of primary and secondary schooling. Loved throughout and presented to the market in good order, this spacious three bedroom family ground floor accommodation comprises of an entrance porch of which leads on to a light & beautiful reception room. The living room features a small alcove for an inset wall television and engineered wood flooring throughout. Accessible through an open plan design, the living room leads on to an open plan kitchen-diner.



Property Details.

Entrance Porch

UPVC window and door to front aspect, further door to:

Living Room



17' 3" x 10' 9" (5.26m x 3.28m) UPVC window to front aspect and UPVC french doors to rear aspect (leading to rear garden), engineered wood flooring, variety of television input/output points, inset wall TV alcove, radiator, open plan to:

Kitchen-Diner



16' 8" x 17' 3" (5.08m x 5.26m) UPVC window to front aspect and UPVC door to rear aspect (leading to rear garden), variety of modern fitted base and eye level units with working surfaces over, integrated dishwasher, washing machine, inset sink and drainer, inset four ring gas hob with extractor over, inset electric oven, space for freestanding fridge/freezer, under stairs storage cupboard, radiator

First Floor

Landing

Stairs to ground floor, doors to:

Property Details.

Master Bedroom



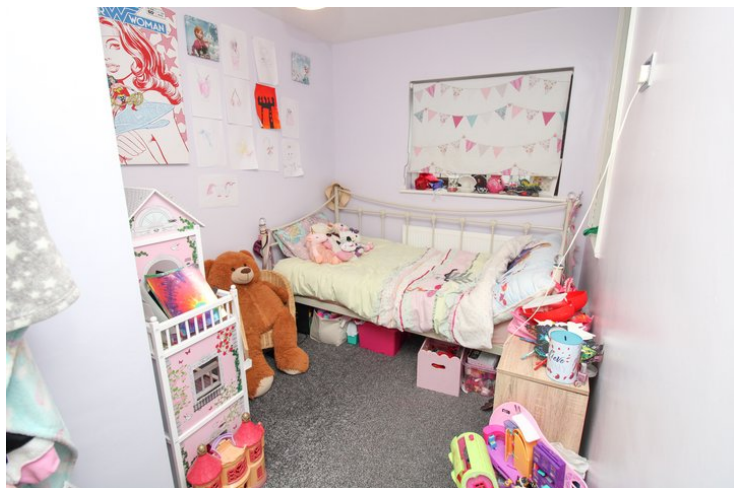
10' 6" x 11' 1" (3.20m x 3.38m) UPVC window to front aspect, radiator, built in cupboard

Bedroom Two



11' 2" x 6' 4" (3.40m x 1.93m) UPVC window to rear aspect, radiator

Bedroom Three



7' 7" x 7' 1" (2.31m x 2.16m) UPVC window to front aspect, radiator, over stairs cupboard

Bathroom



W.C, wash hand basin, P-Shape bath with shower attachment over, inset spotlights, radiator, fully tiled throughout

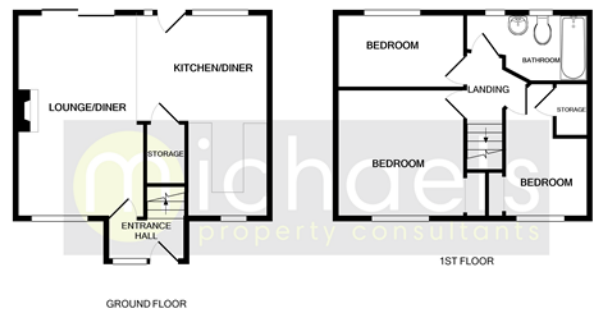
Garden



The property also benefits from a generous rear garden, accessible via french doors from the living room and the kitchen rear door. The garden commences with a raised decking area, with inset lights and stairs leading down to an area predominantly laid to lawn. The garden is enclosed by panel fencing and there is a gate providing side access. There is also the benefit of a garden (to remain).

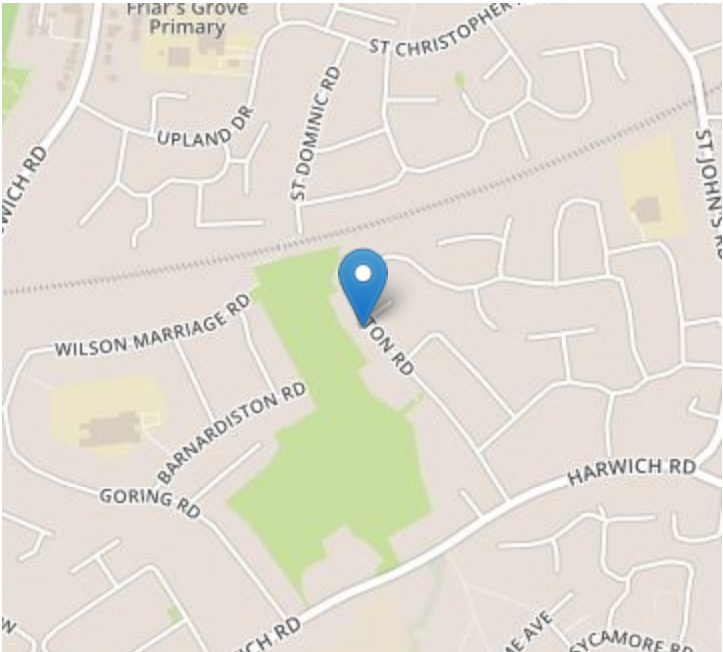
Property Details.

Floorplans

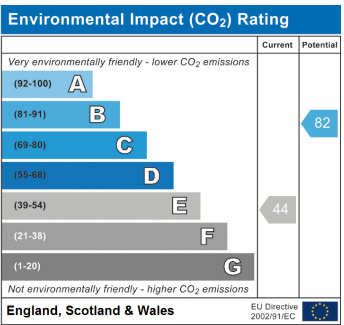
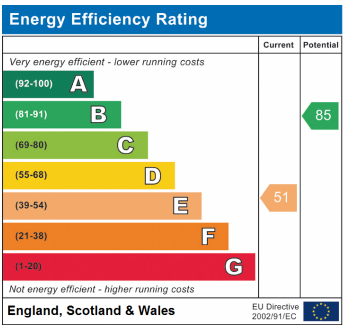


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



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.