



- Substantial Three Bedroom Detached Family Home
- Positioned On The Favourable Roman Fields Estate
- Off Road Parking & Garage
- Kitchen-Diner With Space For Appliances
- Added Benefit Of A Utility Room
- Large Living Room
- Luxury Of A Conservatory
- Two Large Double Bedrooms & Sizeable Third Bedroom
- En-Suite Shower Room & Family Bathroom Suite
- Incredible Garden & A Wealth Of Outdoor Space

4 Cohort Drive, Colchester, Essex. CO2 9RP.

****Guide Price £350,000 - £375,000**** Rarely available, this substantial three bedroom detached family home is situated to the South of Colchester and nestled within Roman Fields, in a peaceful cul-de-sac position. A pleasant neighbour with an array of large family homes, it is within close proximity to an array of useful amenities, shops, transport links and education choices. Offering a wealth of both bedroom and living space throughout, evenly distributed across two floors of spacious accommodation, its owners are also spoilt with a wealth of outdoor space, garage and off road parking.



Property Details.

Ground Floor

Entrance Hall

16' 3" x 7' 1" (4.95m x 2.16m) UPVC window to side aspect, UPVC door to front aspect, radiator, storage cupboards, doors to:

Kitchen



13' 1" x 8' 8" (3.99m x 2.64m) A variety of base and eye level fitted units with work surfaces over, drawers under, tiled splash back, inset gas hob with extractor fan over, inset electric fan assisted oven and grill, space for appliances under counter, inset ceramic sink, drainer and taps over, vinyl tiled floor, UPVC window to front aspect, radiator, opening to:

Utility Room

6' 6" x 5' 4" (1.98m x 1.63m) Matching base and eye level units to kitchen, drawers under, work surfaces over, vinyl tiled floor, space for washing machine and additional appliance, wall mounted Valliant boiler, UPVC door to side aspect

Living Room



11' 8" x 15' 8" (3.56m x 4.78m) UPVC window to rear aspect, feature fire place, radiator, communication points, sliding doors to:

Conservatory

9' 4" x 10' 1" (2.84m x 3.07m) UPVC windows to all aspects, tiled floor, UPVC door to side aspect, ceiling fan light

First Floor

First Floor Landing

Stairs to ground floor, storage cupboard, UPVC window to side aspect, doors to:

Master Bedroom



10' 7" x 14' 3" (3.23m x 4.34m Max) UPVC window to front aspect, built in wardrobe, built in double wardrobes, radiator, door to:

En-Suite Shower Room



Wall mounted towel rail, shower cubicle with tiled wall finish, vanity wash hand basin, W.C, wall mounted strip light, UPVC window to front aspect

Property Details.

Bedroom Two



12' 1" x 9' 2" (3.68m x 2.79m) UPVC window to rear aspect, radiator

Bedroom Three



11' 9" x 6' 3" (3.58m x 1.91m) UPVC window to rear aspect, radiator

Family Bathroom Suite



UPVC window to side aspect, p-shape panel bath with screen and shower over, tiled walls, pedestal wash hand basin, wall mounted light, radiator, vinyl floor, extractor fan, W.C

Outside, Garden, Garage & Parking

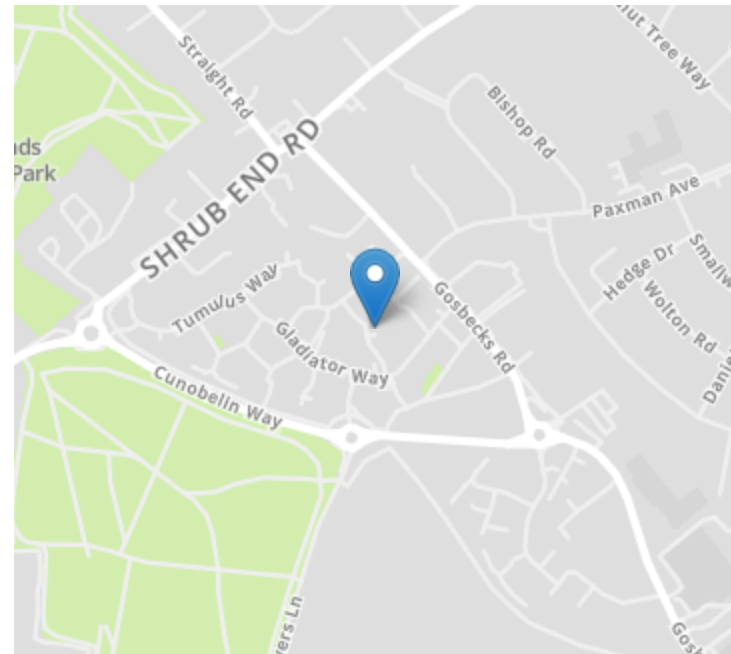


Outside, a landscaped, large and private enclosed rear garden awaits. Commencing with an area laid to patio, it currently houses a garden table and chairs. The remainder of the garden is predominately laid to lawn and features an array of trees and shrubs throughout. It also benefits from a garden shed positioned to the rear of the garden, as well as gated side access leading to a private driveway - suitable for two vehicles. Completing this excellent family home is a garage, with up and over door.

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.