



- A Handsome Three Bedroom Detached Family Home
- Living Room With Feature Bay Window
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Two Double Bedrooms & Sizeable Third Bedroom
- First Floor Family Bathroom Suite
- En-Suite To Master Bedroom
- Private & Enclosed Generous Rear Garden
- Off Road Parking For Two Vehicles
- Home Office/Additional Space
- Close To City Centre, Array Of Amenities & Transport Links

30 Hythe Hill, Colchester, Essex. CO1 2NQ.

****Guide Price £300,000 - £325,000**** A handsome and imposing example of a three bedroom detached family home, commanding a favourable position in the heart of Colchester's vibrant and historical city centre and offering any prospective purchasers the opportunity to enjoy city living to the highest of standards. Boasting a wealth of both reception and bedroom space throughout and showcasing modern fittings, this home is ready to be occupied without delay. Complete with a generous and private enclosed rear garden and off road parking for two vehicles, viewings are encouraged to appreciate all this beautiful home has to offer.



Property Details.

Ground Floor

Entrance Hall

Entrance door, stairs to first floor, access and further doors to:

Reception Room



16' 3" x 14' 2" (4.95m x 4.32m) Feature bay window to front aspect, feature fireplace with mantle and surround, engineered wood flooring, communication points, radiator x2

Kitchen-Diner



16' 0" x 11' 4" (4.88m x 3.45m) A modern fitted kitchen-diner comprising of; a range of high gloss base and eye level fitted units with worksurfaces over, inset sink, drainer and taps over, space for appliances under counter e.g. washing machine/tumbler dryer, integrated electric oven and grill, hob with extractor fan over, coffee machine, wall mounted gas boiler, tiled floor, radiator, window to rear aspect, patio doors to rear aspect (providing access to rear garden)

First Floor

First Floor Landing

Stairs to ground floor, window to side aspect, doors and access to:

Property Details.

Master Bedroom



12' 8" x 11' 6" (3.86m x 3.51m) Window to front aspect, built in storage, radiator, door to:

En-Suite

Window to side aspect, W.C, wash hand basin, shower cubicle

Family Bathroom



Window, W.C, wash hand basin, panel bath with shower over and curtain, radiator, tiled walls

Bedroom Two



9' 4" x 8' 7" (2.84m x 2.62m) Window to rear aspect, radiator

Bedroom Three



11' 1" x 7' 2" (3.38m x 2.18m) Window to rear aspect, radiator

Outside, Garden, Garage & Parking



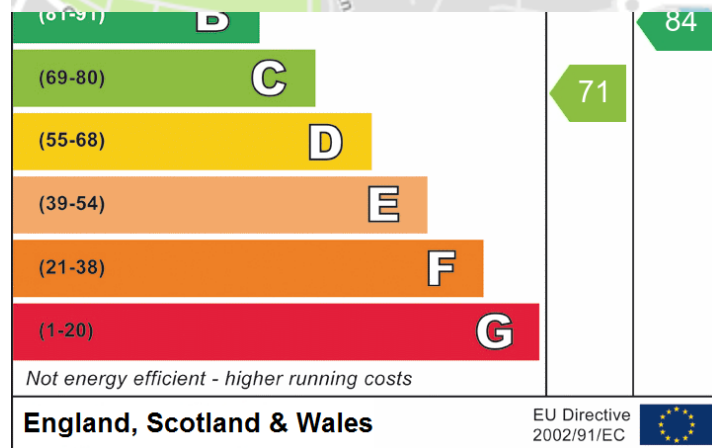
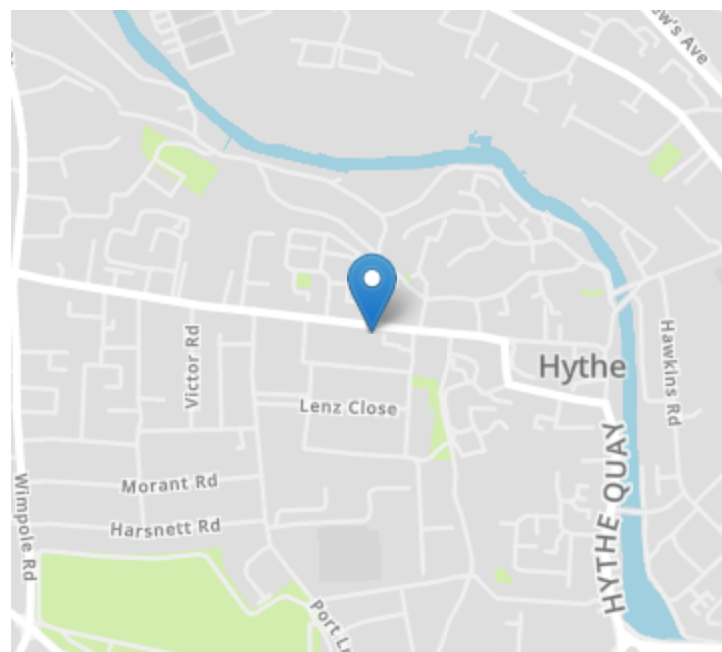
Its owners benefit from a generous and private enclosed rear garden, commencing with a large patio and presenting itself as the ideal place for outdoor dining and peaceful reflection. The remainder of the garden is predominately laid to lawn, with an array of mature shrubs, plants and hedges featured. Boundaries are formed by a handsome brick wall, with off road parking accessible to the side of the property for two vehicles in tandem style parking. The garage has been converted and offers itself as the ideal home office but could also be utilised in various ways e.g. gymnasium, play room etc.

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.