



- Beautifully Extended Semi-Detached Family Home
- Three Sizeable Bedrooms
- Ground Floor Cloak Room & First Floor Bathroom
- Utility Room & Study
- Stunning Living/Family Room with Bi Fold Doors
- Modern Fitted Kitchen
- Generous South Facing Rear Garden
- Private Driveway

11 Plume Avenue, Colchester, Essex. CO3 4PQ.

Guide Price £280,000 - £290,000 Located in the highly sought after Prettygate location to the West of Colchester offering great access to the Town Centre, Fantastic School Catchments and good access to the A12. This beautifully extended semi detached family home comprises of entrance hall, modern fitted kitchen, ground floor cloak room, separate utility room, spacious study, stunning open plan living/dining room with a vaulted ceiling and Bi Fold doors to the garden this completes the ground floor. The first floor benefits of three sizeable bedrooms and modern fitted family bathroom.



Property Details.

Ground Floor

Entrance

UPVC entrance door, stairs rising to first floor, radiator, doors leading to;

Cloak Room

Frosted Double glazed window to front aspect, low level WC, wash hand basin. chrome heated towel rail.

Kitchen



12' 5" x 5' 11" (3.78m x 1.80m) UPVC window to front aspect, a range of base and eye level units, roll edge work surfaces, inset 1 & ½ stainless steel bowl sink with drainer, integrated oven with hob and extractor above, space for fridge freezer, plumbing for dishwasher, tiled floor, tiled splash backs.

Utility Room

11' 5" x 4' 5" (3.48m x 1.35m) Door leading to side aspect, plumbing for a washing machine, space for tumble dryer, tiled floor.

Living/Dining/Family Room



UPVC BI Folding doors leading to the garden, two velux windows in vaulted ceilings, engineered wood effect quick step flooring and newly laid carpet, inset feature fire place, TV & Phone points, two radiators, door leading to study.

Study

4' 5" x 11' 5" (1.35m x 3.48m) Double glazed window to rear aspect, quick step wood style engineered flooring, radiator.

First Floor

Landing

Access to fully boarded and insulated loft, double glazed window to side, doors leading to;

Bedroom One



10' 11" x 12' 0" (3.33m x 3.66m) Double glazed window to rear aspect, built in wardrobes, airing cupboard, radiator.

Property Details.

Bedroom Two



10' 11" x 9' 11" (3.33m x 3.02m) Double glazed window to rear aspect, radiator.

Bedroom Three



9' 11" x 6' 11" (3.02m x 2.11m) Double glazed window to front aspect, radiator.

Family Bathroom



Frosted double glazed window to side aspect, low level WC, wash hand basin, P shape bath with mixer taps and shower over, part tiled walls, heated towel rail.

Outside & Parking



The beautiful un over looked south facing rear garden has a generous patio area, landscaped lawn, garden tap, garden shed to remain, tree, flower and shrub board, gated access to the front and is fully enclosed by panel fencing.

To the front of the property there is a private driveway with a dropped curb for access, providing parking for two cars comfortably.

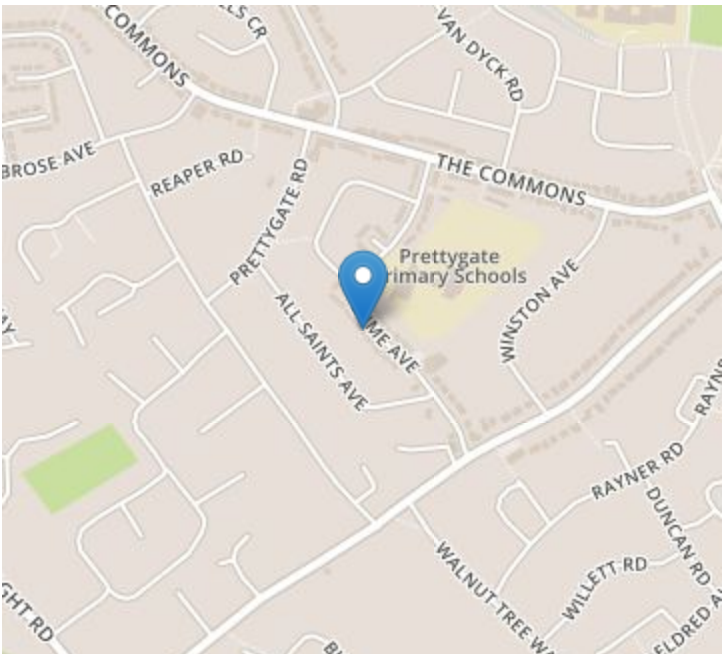
Property Details.

Floorplans

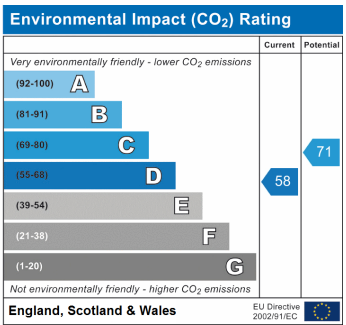
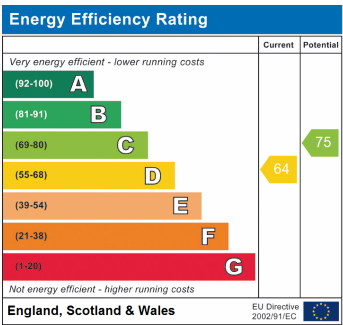


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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