



- An Impressive Three Bedroom Semi-Detached Family Home
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- Extended & Improved Throughout
- Garage Conversion Forming A Study/Additional Space
- Open Plan Living/Dining/Kitchen Space
- Shaker Style Kitchen With Sky Lantern
- Two Double Bedrooms & Sizeable Third Bedroom
- Tiled First Floor Family Bathroom
- Feature Wall Paneling & Good Cosmetic Order Throughout
- Private & Enclosed Rear Garden With Raised Decking

## 14 Cairns Road, Colchester, Colchester, Essex. CO2 8UZ.

**\*\* Guide Price £365,000-£375,000\*\*** An excellent example of an extended three bedroom semi-detached family home, presented to market in fantastic order and offering a wealth of reception and bedroom space throughout. Conveniently positioned within easy access of an array of useful; amenities, shops, public transport links to the Colchester's city centre, primary/secondary schooling and neighbouring a vast amount of green space with 'Birch Brook' nearby, it offer itself as the ideal family home for the modern day expanding family. Offering open plan living to a high standard and complete with the added luxury of a garage and generously proportioned private and enclosed rear garden, this home simply must be viewed to be appreciated in its entirety.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, inset storage, access to reception space, stairs to first floor, radiator, wood effect flooring, internal doors to:

### Study/Additional Space (Forming Part Of Garage Conversion)



3.52m x 2.29m (11' 7" x 7' 6") Wood effect flooring, insulation, storage, up and over garage door to front aspect

## Reception Space/Kitchen-Diner



22' 9" x 17' 0" (6.93m x 5.18m) Window to rear aspect and patio doors to rear aspect (leading to rear garden), wood effect floor, under-stairs storage cupboard, radiator x2, communication points

Kitchen formed of; a range of shaker style base and eye level units with stone work surfaces over, inset sink, drainer and tap over, inset gas hob with extractor fan over, inset oven and grill, space for American style fridge/freezer, breakfast bar with space for stalls under, plumbing and space for additional appliances/integrated washing machine & dishwasher, inset spotlights, feature sky lantern, vertical radiator

## First Floor

### Landing

Window to side aspect, stairs to ground floor, inset airing cupboard with wall mounted gas boiler, loft access above, doors and access to:

# Property Details.

## Master Bedroom



3.45m x 3.1m (11' 4" x 10' 2") Window to rear aspect, feature wall paneling, built in wardrobe, radiator, bedside pendant lights (STN)

## Bedroom Two



3.63m x 2.5m (11' 11" x 8' 2") Window to front aspect, radiator, inset wardrobe

## Bedroom Three



2.62m x 2.26m (8' 7" x 7' 5") Window to front aspect, inset storage, radiator, wood effect flooring

## Family Bathroom



1.96m x 1.88m (6' 5" x 6' 2") Window to rear aspect, wall mounted towel rail, wash hand basin, panel bath with dual rain head and glass screen, W.C., tiled walls & floor

## Outside, Garden & Parking



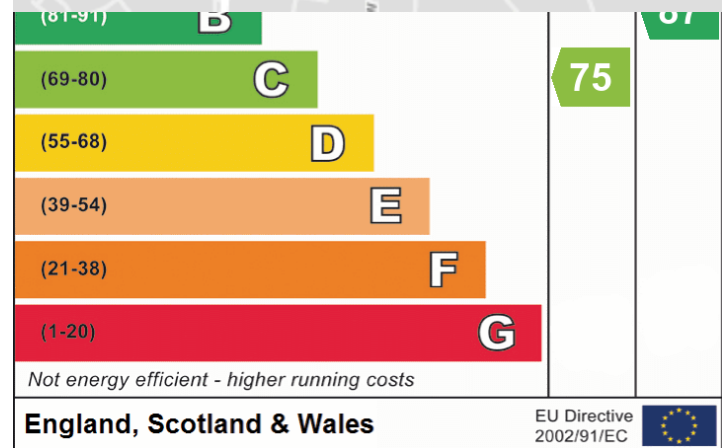
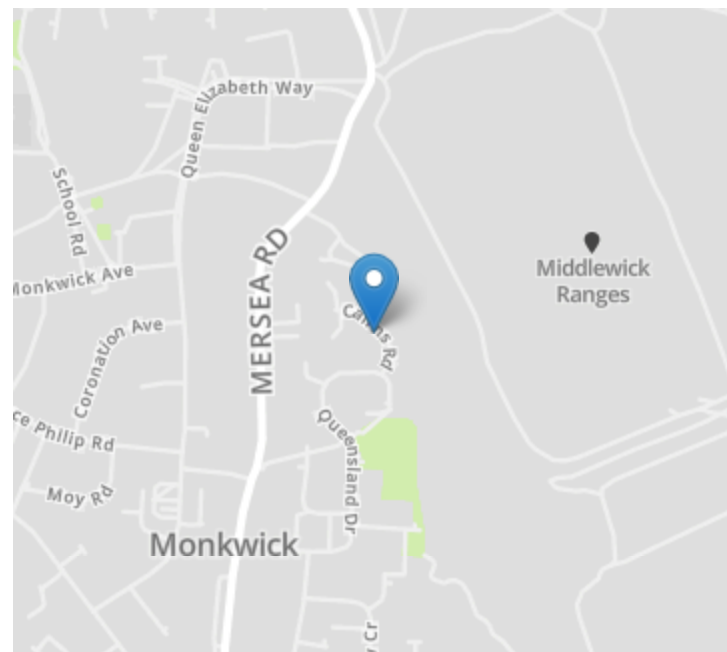
Outside, a split level garden awaits, commencing with an impressive raised decking area, with wall mounted lights attached to the rear extension providing outdoor lighting. The raised decking area offers itself as the ideal place for outdoor seating furniture and al-fresco dining. The middle section of the garden is laid to lawn and steps lead down to further area laid to patio, housing two garden sheds which are to remain for the benefit of the property's new owner. An array of shrubs and hedges are featured throughout, whilst boundaries are formed by panel fencing and secure gated side access leads to a front driveway, offering off road parking. Further parking is available on road and the remainder of the garage is accessible via an up and over door.

# 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.