



## 150 Old Heath Road, Colchester, Colchester, Essex. CO2 8AG.

We are delighted to present this handsome four-bedroom detached residence to the market. Built in a sympathetic 1930s traditional design, this unique property offers an array of spacious and well-proportioned accommodation throughout, making it an ideal home for a growing family. Located in the highly sought-after area of Old Heath, the property boasts excellent access to Colchester's city centre and is just a short drive from the picturesque coastal villages of Rowhedge and Mersea. Internally the property boasts an abundance of key features including underfloor heating to the ground floor, a stunning kitchen/dining area and four generous bedrooms.

- South East Colchester, Old Heath District - Close To Amenities
- Served On An Excellent Bus Route To Colchester's City Centre
- Tastefully Decorated & Finished Throughout
- Driveway Providing Parking For Multiple Vehicles
- Suitable For Family's & Working Professionals
- Generous Garden's
- Four Generous Bedrooms
- Double Fronted Detached Family Home
- Built By A Highly Reputable Local Builder
- Underfloor Heating To Ground Floor



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# Property Details.

## Ground Floor

### Reception Hallway

6' 2" x 7' 2" (1.88m x 2.18m)

### Cloakroom

5' 2" x 3' 6" (1.57m x 1.07m)

### Kitchen/Dining Room



21' 6" x 10' 8" (6.55m x 3.25m)

### Utility Room

6' 8" x 5' 9" (2.03m x 1.75m)

### Living Room



21' 6" x 10' 8" (6.55m x 3.25m)

## Landing

### Master Bedroom



10' 8" x 10' 8" (3.25m x 3.25m)

### En Suite



10' 8" x 3' 2" (3.25m x 0.97m)

# Property Details.

## Bedroom Two



9' 8" x 10' 1" (2.95m x 3.07m)

## Bathroom



7' 2" x 5' 5" (2.18m x 1.65m)

## Bedroom Three



10' 4" x 11' 4" (3.15m x 3.45m)

## Bedroom Four

10' 8" x 7' 2" (3.25m x 2.18m)

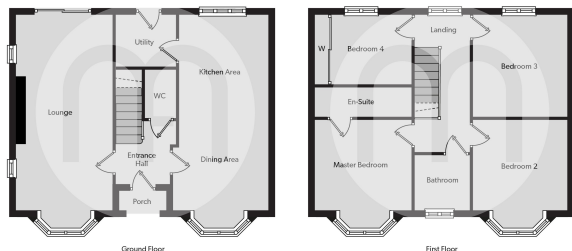
## Outside



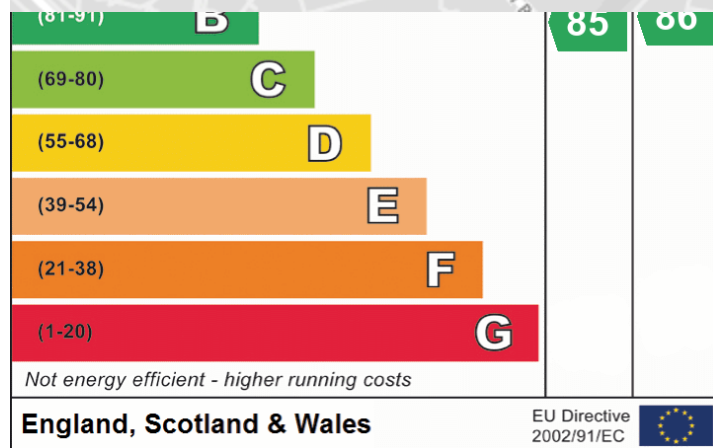
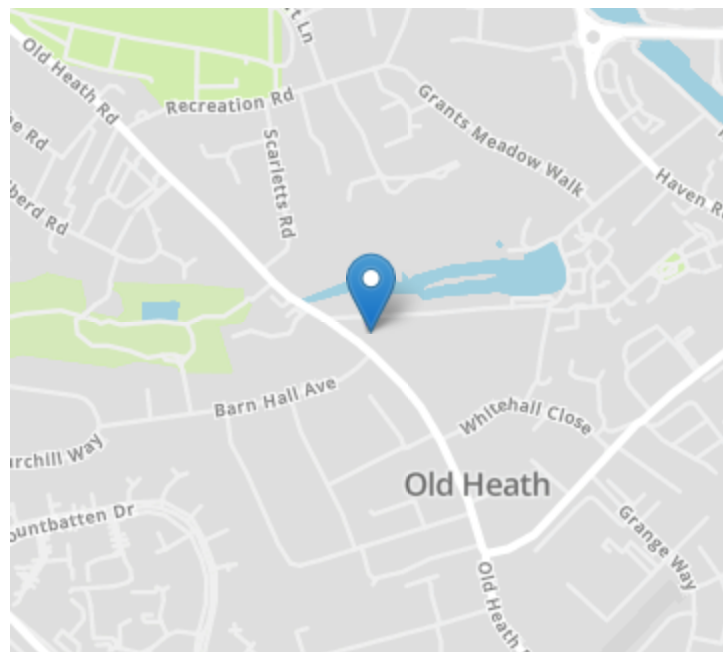
Externally, the property benefits from a split-level garden designed for both leisure and entertainment. The rear garden features a grey-toned sandstone patio and a large decking area, perfect for outdoor dining or entertaining. A separate section of the garden, located to the side of the property, is predominantly laid to lawn and enclosed by panel fencing. A shed is also included and will remain with the property.

# 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.