



- Extended & Modernised To An Exceptional Standard
- Three Bedroom Semi-Detached House
- Open Plan Kitchen /Dining Area
- Master Bedroom With Mirror Fronted Wardrobes
- Prettygate Location With Excellent Amenities and Schools
- Large Reception Room
- Utility Room
- Garage

**29 Ambrose Avenue, Colchester, Essex.
CO3 4JY.**

An exceptional and recently modernised, extended and upgraded three bedroom semi-detached residence, positioned favorably to the West of Colchester in the ever popular area of Prettygate. This property allows for modern day living with its contemporary open plan kitchen-diner area featuring an array of integrated appliances and bi-folding doors to the rear. The remainder of the ground floor accommodation comprises of a large reception room and the benefit of a downstairs W.C and separate utility room.



Property Details.

Entrance Hall

11' 7" x 5' 9" (3.53m x 1.75m) UPVC entrance door to front aspect & window to front aspect, radiator, wood floor, stairs to first floor, retractable door leading to kitchen area, further doors to:

Living Room



13' 5" x 13' 5" (4.09m x 4.09m) UPVC window to front aspect, variety of communication input/output, wood floor, spotlights, radiator

Kitchen-Diner



23' 4" x 16' 7" (7.11m x 5.05m) UPVC bi-folding doors to rear aspect, wood floor, white gloss modern fitted base and ee level units with working surfaces over, center island with space for stalls under, integrated electric fan assisted oven and grill, integrated microwave, x3 down lighters, soft close draw units, integrated fridge/freezer, dishwasher, inset sink unit with tap over, inset spotlights, velux window to rear aspect, inset four ring hob with extractor over and glass splash back, door to:

Utility Room

5' 2" x 6' 4" (1.57m x 1.93m) UPVC door to side aspect, under stairs storage cupboard, space for washing machine, tumble dryer, spotlights, door to:

Downstairs Cloakroom

W.C, wall mounted wash basin, tiled floor

First Floor

First Floor Landing

Stairs to ground floor, window to side aspect, loft access. spotlights, further doors to:

Master Bedroom



10' 4" x 12' 9" (3.15m x 3.89m) UPVC window to rear aspect, wall-to-wall mirror fronted wardrobes, radiator

Bedroom Two



12' 1" x 13' 1" (3.68m x 3.99m) UPVC windows to front aspect, radiator

Property Details.

Bedroom Three



9' 5" x 7' 6" (2.87m x 2.29m) UPVC window to front aspect, radiator

Family Bathroom Suite



Vanity wash hand basin, tiled floor, tiled panel bath with shower over and glass screen, W.C, UPVC window to rear aspect, inset spotlights, extractor fan, chrome wall mounted towel rail

Garden, Parking & Garage

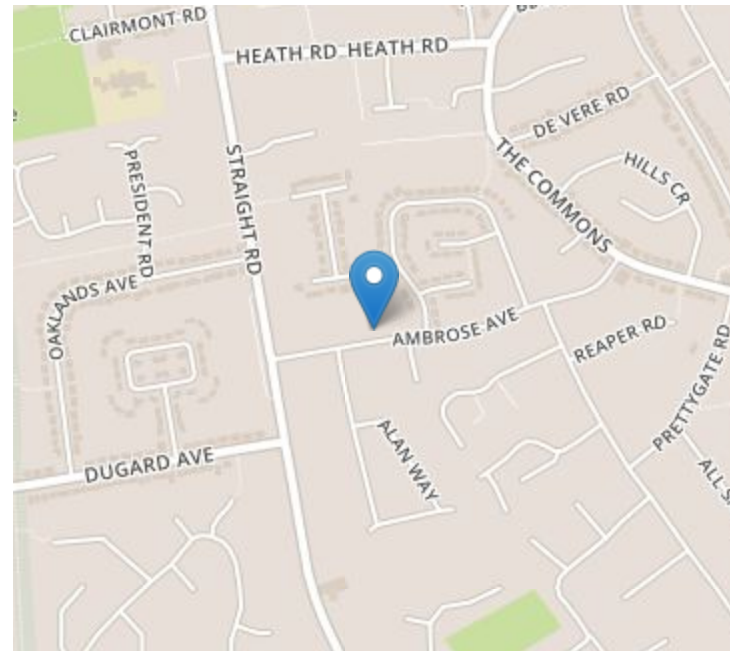


As previously mentioned, this property benefits from a large and private rear garden. The garden features a recently laid patio area, ideal for a large seating area, with the remainder being predominantly laid to lawn. The boundaries are formed by panel fencing and there is a gate providing side access to an exceptionally large driveway, providing off road parking for multiple vehicles. There is the benefit of a garage with an up and over door.

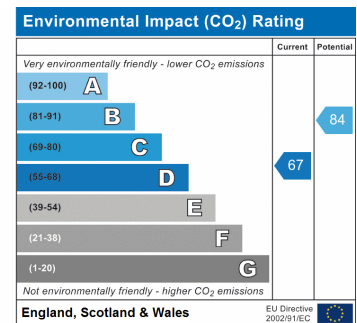
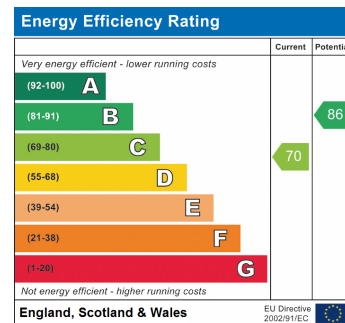
Property Details.

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.