



- Detached Family Home
- Extended & Modernised To An Exceptional Standard
- Extended Kitchen Family Room
- Utility room
- Living Room With Bay Window
- Three Double Bedrooms
- Two Bathrooms (One En-suite)
- Period Charm Throughout
- Large Private South Facing Garden
- Detached Self Contained Annex

**36 Gladwin Road, Colchester, Essex.
CO2 7HS.**

An extremely rare opportunity has arisen to purchase this charming three bedroom detached family home, situated along one of Colchester most sought after roads in an elevated position. Gladwin Road is home to an array of executive family homes and this particular property dates back to approximately 1930s and features an abundance of period charm throughout ranging from stained glass windows to cast iron feature fireplaces throughout. This home has a contemporary modern twist with a stunning kitchen-family room to the rear of the property. The kitchen-family room features modern high gloss units with built in Siemens appliances, breakfast bar and space for a large dining table and further seating area.



Property Details.

Entrance Hall

6' 6" x 6' 6" (1.98m x 1.98m) Entrance door to front aspect & window to front aspect featuring stain glass windows, wood floor throughout, under stairs storage cupboard, stairs to first floor, radiator, thermostat, further doors to:

Living Room



11' 9" x 14' 6" (3.58m x 4.42m) UPVC bay window to front aspect with led piped windows, cast iron log burner set within feature fireplace, radiator, wood floor throughout, television ariel point

Kitchen Family Room



20' 0" x 21' 7" (6.10m x 6.58m) Tiled floor throughout with under floor heating throughout, UPVC windows to rear aspect, UPVC Bi-folding doors to rear aspect (leading to rear garden), UPVC velux windows to rear aspect, inset spotlights, a variety of modern fitted white gloss units with Corian working surfaces over, inset Siemens electric fan assisted double oven and grill, integrated fridge/freezer & dishwasher, pantry style cupboards, inset four ring gas hob with extractor fan over, inset 1/2 drainer, sink and spray tap over, USB charger points, breakfast bar with down lighters over, television ariel points, further door to:

Utility Room

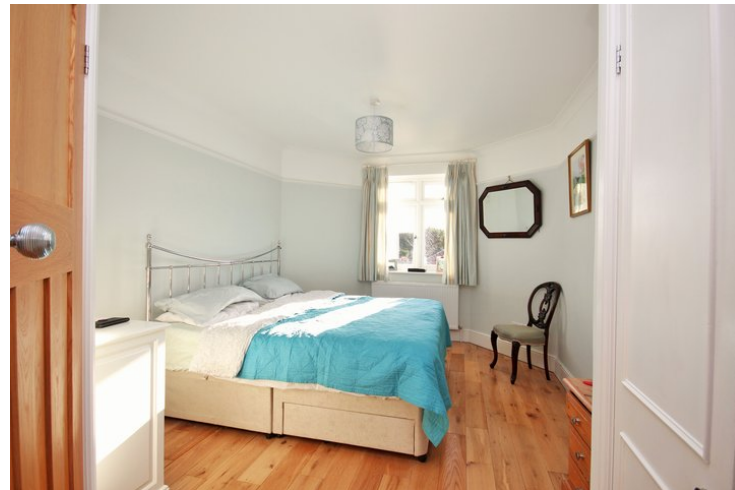
Space for washing machine, tumble dryer, wall mounted wash basin, W.C, UPVC window to side aspect, extractor fan, wall mounted units

First Floor

First Floor Landing

UPVC window with led piping to front aspect, stairs to ground floor, wood floor throughout, loft access above, further doors to:

Master Bedroom



18' 8" x 10' 5" (5.69m x 3.17m) UPVC to rear aspect, radiator, wood floor throughout, television ariel point, built in wardrobe, further door to:

Ensuite



Tiled floor, walk in double width shower cubicle with dual rain head, wall mounted wash basin, chrome wall mounted towel rail, UPVC window to side aspect, inset spotlights, extractor fan

Property Details.

Bedroom Two



11' 9" x 14' 7" (3.58m x 4.45m) Wood floor throughout, cast iron feature place, UPVC bay to front aspect with led piping, radiator

Bedroom Three

12' 11" x 12' 0" (3.94m x 3.66m) UPVC window to rear aspect, radiator, wood floor, built in wardrobe

Family Bathroom



Vanity basin, W.C, chrome wall mounted towel rail, panel bath with screen, tiled floor

Annex

Annex

UPVC window to rear aspect and UPVC french doors to side aspect, electric heater, wall mounted lights, separate consumer unit, wood floor, further door to:

Annex Bathroom

Shower cubicle, vanity wash basin, W.C, wood floor throughout, inset spotlights, UPVC window to rear aspect

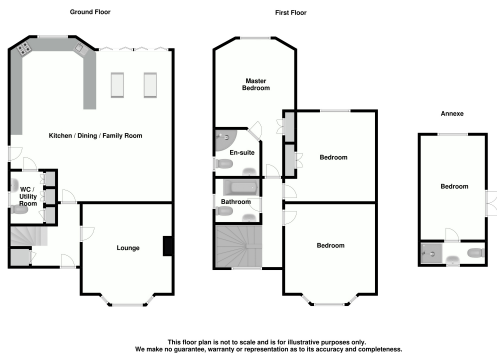
Garden, Outside & Parking



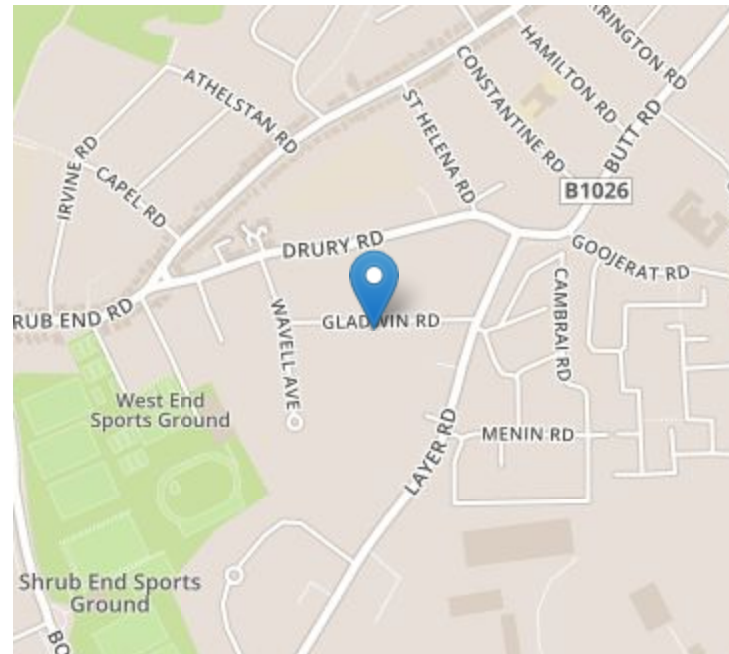
As previously mentioned this property benefits from a generous and private, south facing rear garden, which has been landscaped to a high standard by the current vendors. It features a raised patio area, enclosed by a handsome brick wall, with inset flower beds and complete with kick-lighting. The remainder of the garden is predominantly laid to lawn and enclosed by panel fencing. To the side of the property, there is a block paved area, suitable for bicycle access and additional side access. This is enclosed by attractive timber gates, leading to the front driveway. The property sits in on a slightly elevated position and has a block paved driveway, providing off road parking. There is also an attractive front garden, enclosed by a low brick wall and home to array of plants and small shrub.

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.