



- Exceptional Condition Throughout
- Extended & Improved Throughout
- En Suite & Bathroom
- Well Maintained And Manicured Rear Garden
- Car Port & Driveway
- Meticulously Finished To The Highest Of Standards
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- Nestled On The Popular 'Fortuna Park' Development
- Three Well Proportioned Bedrooms
- Fronting Onto A Small Greenery With A Play Park

44 Corunna Drive, Colchester, Essex. CO2 9GJ.

** Guide Price £400,000 - £425,000** Residing to the South of Colchester on the Desirable 'Fortuna Park Development', lies this immaculate three bedroom link detached house fronting onto a small green with toddlers play park. This stunning home truly offers a wonderful living space that has been beautifully enhanced by a conservatory added by the current owner. The property presents a perfect blend of modern comfort and tasteful aesthetics. Upon entering, you'll immediately notice the attention to detail and the care put into maintaining this home. The tasteful decor creates an inviting atmosphere throughout. The spacious living room provides a warm and welcoming environment for relaxation and entertainment. Large windows allow natural light to flood the room, emphasizing the sense of space.



Property Details.

Ground Floor

Hallway

Tiled flooring, radiator, stairs leading to first floor, door leading to:

Cloakroom

Low level W.C, hand wash basin, obscured window to front aspect, radiator.

Kitchen



9' 8" x 6' 11" (2.95m x 2.11m) Full range of base and eye level units, cupboards and work surfaces, tiled flooring and walls, stainless steel sink/drain, UPVC window to front aspect, integrated dishwasher, fridge/freezer and microwave, spot lighting, stainless steel splash back, inset electric oven, space for a washing machine.

Living Room/Dining Area



14' 10" x 14' 4" (4.52m x 4.37m) Understairs storage cupboard, radiators, UPVC window to rear aspect, UPVC doors to:

Conservatory



14' 5" x 9' 4" (4.39m x 2.84m) UPVC Windows to side (frosted) and front, French doors leading out to the garden, spot lighting, sky light window, wood effect flooring.

Landing

Stairs rising from ground floor, radiator, storage cupboard, loft access.

Master Bedroom



12' 6" x 10' 9" (3.81m x 3.28m) Built in wardrobes, radiator, airing cupboard, UPVC window to front aspect, door leading to:

En Suite

Tiled flooring, low level W.C, wash hand basin, shower cubicle, heated towel rail, obscured UPVC window to front aspect.

Property Details.

Bedroom Two



16' 5" x 8' 7" (5.00m x 2.62m) Fitted wardrobes, UPVC windows to front and rear aspects.

Bedroom Three



9' 6" x 6' 11" (2.90m x 2.11m) Radiator, built in wardrobes, UPVC window to rear aspect.

Family Bathroom



6' 5" x 5' 7" (1.96m x 1.70m) Tiled flooring, low level W.C, hand wash basin, panelled bath tub with shower attached, obscured window to rear aspect.

Outside

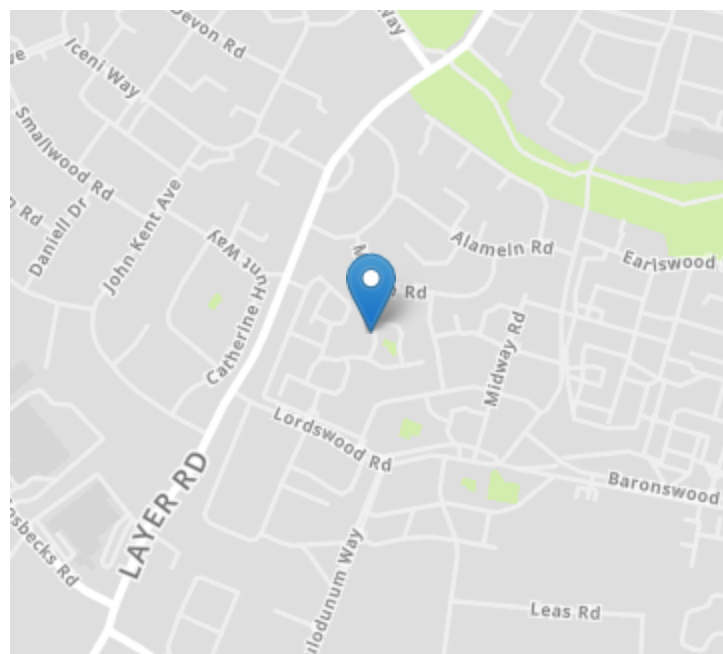


To the rear of the property offers a well maintained garden, comprising of a patio area, with flower and shrub borders, enclosed by panel fencing with a shed to remain. Gated access can be found to the side which then leads through to the double length car port, offering parking for two cars.

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.