



- Detached Four Bedroom Family Home
- Occupying A Corner Plot Enjoying Views Over Mile End Recreation Ground
- 20ft Kitchen/Diner
- Large Living Room & Formal Dining Room With Feature Bay Window
- Family Bathroom, En-Suite Shower Room And Downstairs Cloakroom
- Generous Gardens
- Driveway And Double Garage

**34 Howards Croft, Colchester, Essex.  
CO4 5FP.**

A chance to purchase this spacious four bedroom detached residence occupying a splendid corner plot enjoying views of Mile End Recreation Ground within this sought after road to the North of Colchester, within close proximity of the A12, North Station, General Hospital and excellent schooling. The property has been beautifully maintained by the current owners and features an abundance of living space whilst being located on a generous plot. Internally, on the ground floor, the property consists of an entrance hall, a 20ft kitchen/diner fitted with matching units and appliances, a utility room, a formal dining room with a feature bay window, a large living room with French doors to the rear garden.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor and doors to;

### Dining Room



13' 4" x 12' 0" (4.06m x 3.66m) With feature double glazed bay window to front, radiator, double doors to lounge.

### Lounge



16' 5" x 12' 0" (5.00m x 3.66m) With double glazed window to side, French doors to rear, radiator, TV point.

### WC

With wash hand basin, close coupled WC, radiator, part tiled walls.

## Kitchen/Diner



19' 11" x 10' 4" (6.07m x 3.15m) With double glazed windows to front, side and rear, understairs storage cupboard, radiator, a range of matching eye level units with drawers, worktop and upstands over, double oven with electric hob and extractor hood over, integrated microwave, inset sink and drainer, breakfast bar, door to;

## First Floor

### Landing

With double glazed window to side, airing cupboard, loft access and doors to;

### Bedroom One



13' 7" x 11' 4" (4.14m x 3.45m) With double glazed window to front and side, radiator, built in wardrobe, door to;

# Property Details.

## En-Suite Shower Room



With double glazed obscure window to side, heated towel rail, part tiled walls, wash hand basin, close coupled WC, shower cubicle.

## Family Bathroom



With double glazed obscure window to rear, radiator, close coupled WC, part tiled walls, wash hand basin, panelled bath.

## Bedroom Two



12' 0" x 10' 5" (3.66m x 3.17m) With double glazed window to front, radiator, built in wardrobes.

## Outside

### Rear Garden



There is a substantial un-overlooked rear garden that has been landscaped and offers a great space for outdoor dining

## Bedroom Three

12' 0" x 8' 0" (3.66m x 2.44m) With double glazed window to rear, radiator, fitted bedroom furniture.

## Bedroom Four

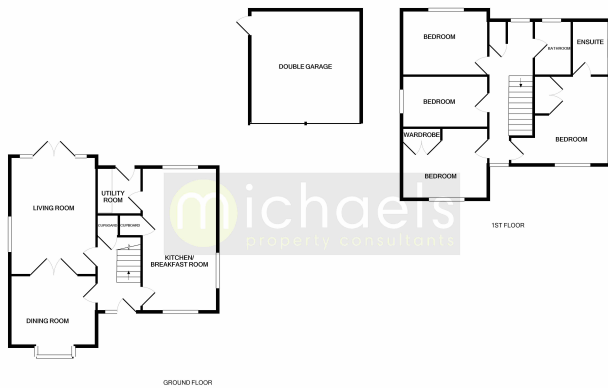
12' 0" x 7' 7" (3.66m x 2.31m) With double glazed window to side, radiator.

### Driveway & Garage

There is a shingle driveway providing ample off road parking which leads to the double garage. The garage has two up and over doors to front, a single door to side, and power and light.

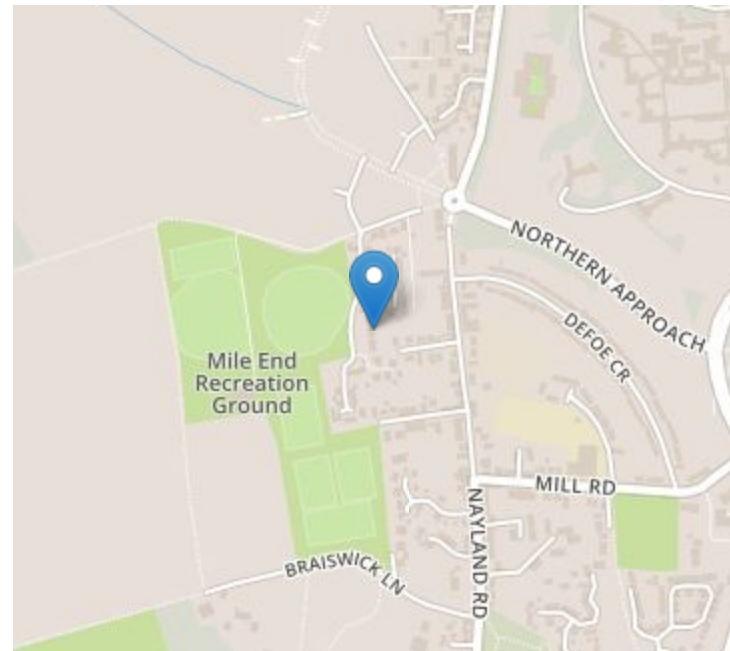
# Property Details.

## Floorplans



Michael's Property Consultants has been asked to advise the accuracy of the floor plan contained herein. Measurements of such buildings, contents and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The floor plan is provided for information only and should not be relied upon for any purpose other than to provide a general guide to the layout of the property. The floor plan is provided as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Michael's Property Consultants is not responsible for any errors or omissions.

## 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.