



- Prettygate Location With Excellent Amenities and Schools
- Heavily Extended, Improved & Upgraded Throughout
- Three/Four Bedroom Semi-Detached Home
- Self Contained Annex
- Modern Fitted Kitchen With Integrated Appliances
- Sizable Living Room With French Doors
- Three Well Proportioned Bedrooms

### 36 Prettygate Road, Colchester, Essex. CO3 4EQ.

\*Guide Price £350,000 - £375,000\* Set within a prime position, in the ever popular and sought after district of Prettygate, is this extended and deceptively large family home, with the added benefit of a fully self contained annex. The property has been extended and improved by the current owners and allows for modern day versatile living and is within moments of an array of community facilities and useful amenities.





# Property Details.

## Kitchen



17' 3" x 13' 5" (5.26m x 4.09m) UPVC entrance door to front aspect, UPVC window to front aspect, variety of modern fitted base and eye level units with stone work surfaces over, tiled splash backs, under stairs storage cupboard, inset sink with drainer and mixer tap over, integrated electric fan assisted oven & grill, washing machine, dishwasher, fridge & freezer, engineered wood flooring, radiator, inset spotlights, stairs to first floor, doors to:

## Living Room



11' 0" x 17' 1" (3.35m x 5.21m) UPVC window to front aspect, UPVC french doors to rear aspect, radiator, engineered wood flooring, inset spotlights

## Music Workshop/Snug

9' 2" x 12' 6" (2.79m x 3.81m) UPVC window to side aspect, radiator, internal door to annexe, further door to:

## Downstairs Cloakroom

W.C, wash hand basin

## Self Contained Annex

### Open Plan Kitchen-Living Area



13' 3" x 16' 1" (4.04m x 4.90m) Kitchen area comprising of: Modern fitted base and eye level units with working surfaces over, UPVC window to side aspect, inset stainless steel sink, drainer and tap, space under counter for washing machine, space for fridge freezer, inset spotlights, UPVC french doors to rear garden, radiator, door to:

### Wet Room:

Fully tiled wet room with shower hose attachment, W.C, pedestal wash hand basin UPVC window to side aspect

# Property Details.

## First Floor

### First Floor Landing

Stairs to ground floor, loft access above, further doors to:

### Master Bedroom



9' 0" x 11' 0" (2.74m x 3.35m) UPVC window to front aspect., wall-to-wall built in wardrobes, radiator, over stairs cupboard

### Bedroom Two

20' 1" x 7' 4" (6.12m x 2.24m) UPVC window to front aspect, radiator, further storage cupboard

### Bedroom Three

8' 9" x 6' 11" (2.67m x 2.11m) UPVC window to rear aspect, radiator

### W.C

W.C, wash hand basin, UPVC to rear aspect

### Family Bathroom



Family bathroom suite comprising of fully tiled walls, pedestal wash hand basin, panel bath with shower over & curtain

## Garden & Outside



This property occupies a nice position and is set back from Prettygate Road with exceptional frontage. It provides off road parking for multiple vehicles. To the rear of the property and accessible via the side access, there is a private rear garden that is predominately laid to lawn and enclosed by panel fencing. There is a garden shed on a concrete base, providing additional outdoor storage and sufficient room for childrens play equipment. Backing on to a small bungalow, it allows for maximum privacy.

### Additional Information

This family home benefits from a recently fitted combination boiler (within the last five years) & also has the added benefit of a 'NEST' smart heating system, controlled by digital thermostat. The house is also fit with the relevant Sky Digital fittings.



# Property Details.

## Floorplans

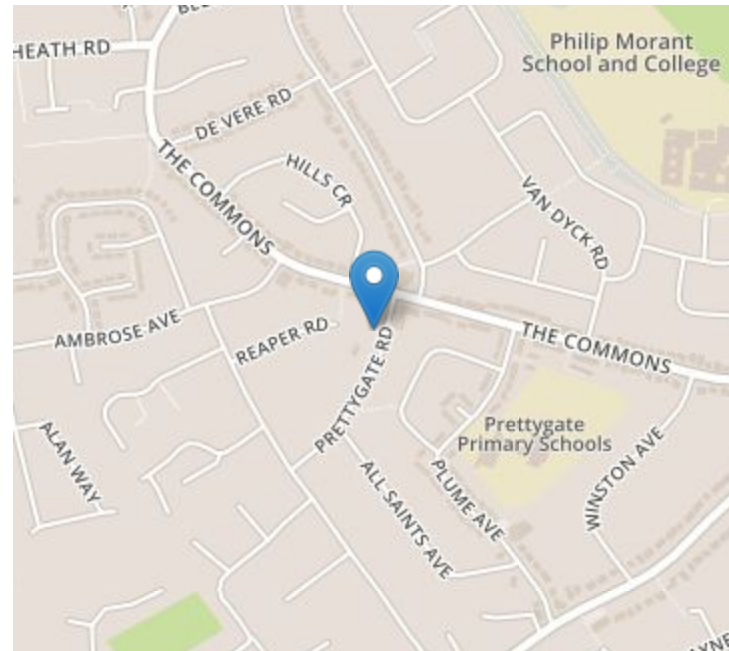


Ground Floor

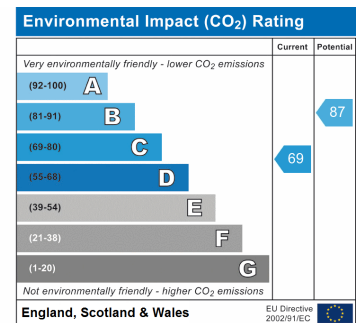
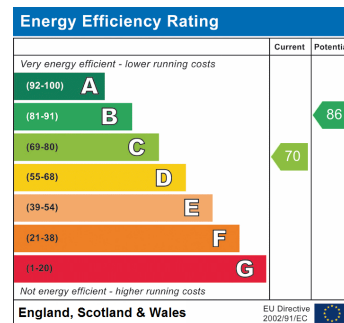


First Floor

## 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.