



## 40 James Carter Road, Colchester, Essex. CO3 9XN.

Residing favourably to the West of Colchester, occupying a genius corner plot, sits this detached family home, offering a wealth of versatile living and bedroom space throughout. This home is located in the ever popular 'Westlands' district, positioned off of Straight Road, Lexden. Presented to the market in good order this, accommodation commences with an entrance porch, providing access to a welcoming entrance hall. You are then greeted by a ground floor office/study and cloakroom. There is the added benefit of under stairs storage also. A large reception room awaits with an inset log burner, as well as a separate dining/reception room. Completing the ground floor is a large conservatory and spacious kitchen. Occupying the first floor are four well-proportioned bedrooms, an en-suite shower room to the master bedroom and separate family bathroom suite - ideal for the expanding family.

- Close To Schools & An Array Of Excellent Amenities
- Favourable 'Westlands' District Of West Colchester
- Occupying A Generous Corner Plot With Attractive Gardens
- Accommodation Evenly Distributed Across Two Floors
- Large Fitted Kitchen
- Ground Floor Study/Office
- Two Reception Rooms
- Added Benefit Of A Conservatory
- Four Generous Bedrooms
- Contemporary Fitted Bathroom & En Suite



# Property Details.

## Ground Floor

### Entrance Hall

11' 10" x 7' 10" (3.61m x 2.39m) Spacious hallway providing ample space for a desk/study area. Double radiator. Stairs rising to first floor landing with storage cupboard beneath. Additional storage cupboard and telephone point. Storage cupboard housing gas fired boiler supplying domestic hot water and central heating, window to side aspect.

### Cloakroom

Low flush WC and wall mounted wash hand basin. Window to side aspect.

### Living Room



23' 2" x 11' 2" (7.06m x 3.40m) Being well lit by windows to front and rear aspect. TV aerial and telephone point. Radiator. The room features an open fireplace with a stylish log burner inset.

### Dining Room



16' 4" x 10' 4" (4.98m x 3.15m) Window to front aspect and fully glazed double doors to side. Oak flooring. Reverse open aspect of log burner from lounge.

## Conservatory



11' 10" x 11' 0" (3.61m x 3.35m) With windows to rear and side aspect. Fully glazed double doors to side. Pine flooring and double radiator.

## Kitchen/Breakfast Room



14' 0" x 9' 10" (4.27m x 3.00m) Comprehensively fitted with a range of units comprising of single drainer sink unit inset to work surface with rinse bowl and mixer taps. Oak fronted units, drawers and cupboards beneath. Additional adjacent work surface with appliance storage and oak fronted units under. Matching range of eye level wall mounted units. Tiled flooring, plumbing for dishwasher. The room is lit by window to rear aspect and half glazed door to side.

## Utility Room

7' 6" x 5' 10" (2.29m x 1.78m) Window to front aspect. Plumbing for washing machine and additional appliance storage.

## Landing

UPVC window to side aspect, access to loft.

# Property Details.

## Master Bedroom



11' 10" x 10' 5" (3.61m x 3.18m) Window to front aspect. Radiator and TV aerial point.

## En Suite



Stylish suite comprising of low flush WC, pedestal wash hand basin and shower cubicle. Splash tiling and heated towel rail. Window to front aspect.

## Bedroom Two



11' x 10' 6" (3.35m x 3.20m) Window to side and rear aspect. Radiator.

## Bedroom Three

10' 4" x 8' (3.15m x 2.44m) Window to rear aspect. Radiator.

## Bedroom Four

8' 6" x 8' 8" (2.59m x 2.64m) Window to front aspect. Radiator.

## Family Bathroom

8' 8" x 8' (2.64m x 2.44m) Stylish suite comprising of low flush WC, pedestal wash hand basin and corner bath. Splash tiling, radiator and heated towel rail. Window to rear aspect. Airing cupboard water cylinder with linen storage.

## Garden, Outside & Parking



There is a generous wrap around rear garden, which is predominately laid to lawn lawn with various shrubs, plants and a wooden decked area with an inset hot tub. The garden further benefits from a timber shed and glass greenhouse, which are both to remain for the benefit of it's new owners. Off road parking is offered in the form of private driveway and is easily accessible from the road, offering private parking for three/four vehicles.

## Agents Note

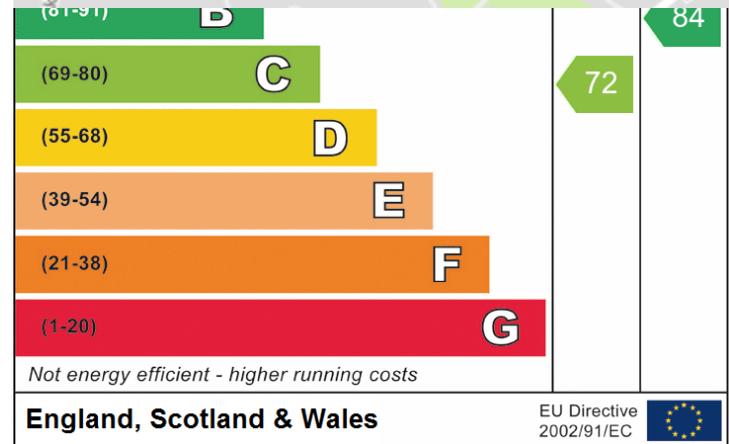
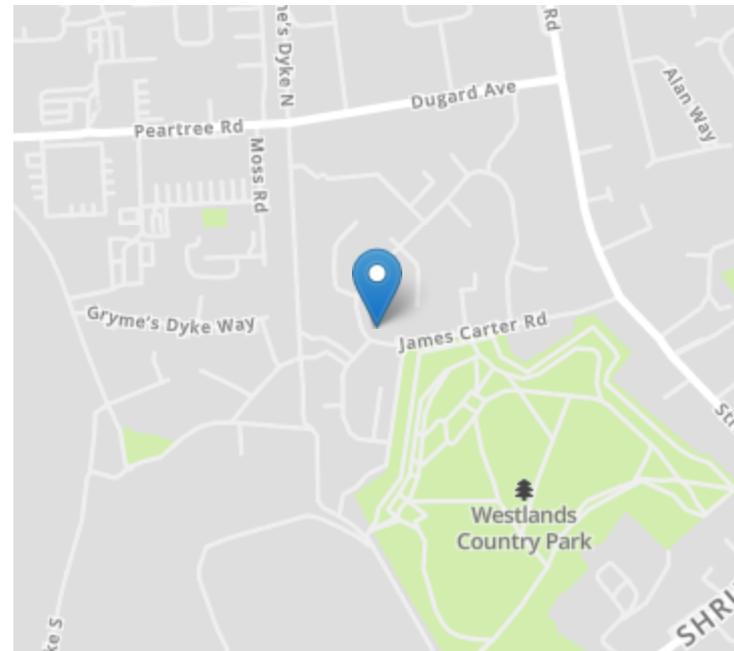
The property could be further enhanced by future extension, subject to the relevant planning permissions.

# Property Details.

## Floorplans



## Location



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.