



- Sought After Village Location
- Modernised to a high standard throughout
- Panoramic views over farmland
- Two Double Bedrooms
- Recently landscaped rear garden

31 Porters Close, Fordham Heath, Colchester, Essex. CO3 9TY.

Guide Price £250,000 - £255,000 Located in the highly sought after village of Fordham to the West of Colchester is this beautifully presented and extremely spacious two bedroom family home. The property comprises of large entrance hall with newly laid engineered wooden flooring leading to the quaint sitting room with cosy open fire place, fully fitted kitchen family room to the rear leading to the recently landscaped rear garden with stunning views to greenbelt farmland and beyond. The first floor offers two double bedrooms and the high specification family bathroom.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, under stairs storage cupboard, engineered wooden flooring, UPVC window to front.

Living Room



11' 3" x 10' 7" (3.43m x 3.23m) UPVC window to front, open fire place, TV and telephone points, radiator, engineered wooden flooring.

Kitchen Diner



17' 4" x 8' 3" (5.28m x 2.51m) Two UPVC windows to rear, door to rear garden, range of base and eye level units with roll edge work surfaces over, inset one and a half sink unit with tap and drainer, tiled splash backs, electric oven and hob with extractor hood over, integrated fridge/freezer, plumbing for washing machine, fitted window seats, radiator, boiler cupboard.

First Floor

Landing

Loft access, airing cupboard.

Property Details.

Bedroom One



16' 1" x 8' 11" (4.90m x 2.72m) Two UPVC windows to front, built in mirror fronted wardrobes, over stairs cupboard, radiator.

Bedroom Two



12' 3" x 8' 7" (3.73m x 2.62m) UPVC window to rear, radiator.

Family Bathroom



UPVC frosted window to rear, low level WC, pedestal wash hand basin, P shape panel bath with power shower over, fully tiled, chrome heated towel rail, spot lights.

Outside



To the front the property has a low maintenance front garden with lawn area and flower beds, with gated side access to the rear garden.

The beautifully landscaped rear garden offers newly laid paved patio area, raised sleepers with flowerbeds, garden tap, detached storage shed, views to fields at the rear and fully enclose by panel fencing.

To the side of Porters Close there is a large parking area for residents and visitors.

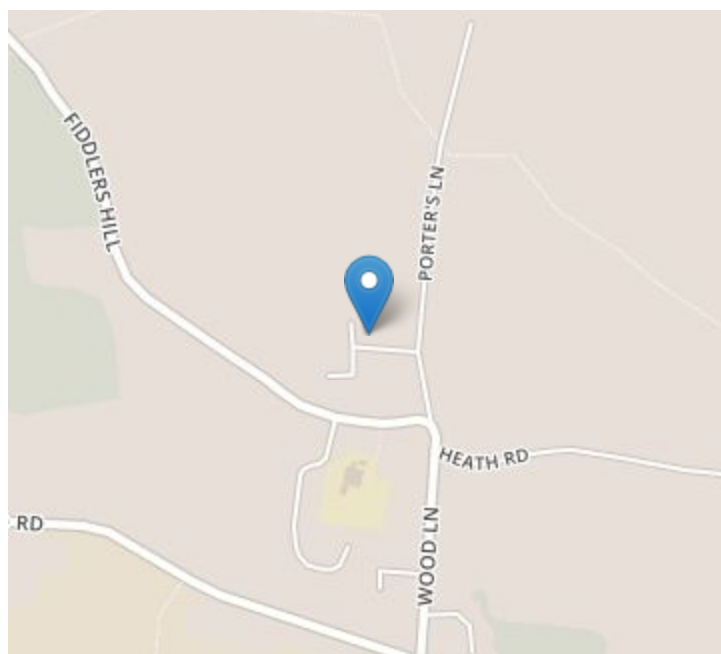
Property Details.

Floorplans

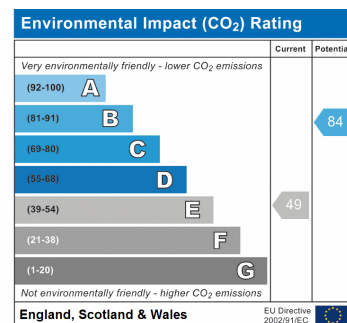
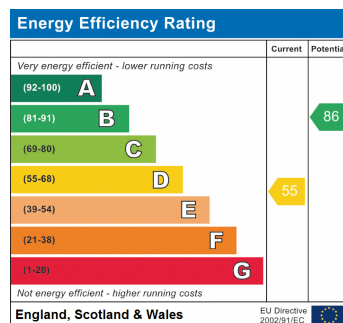


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings



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