



- Detached Residence
- West Colchester
- Excellent Schooling
- Open Plan Living/dining Area
- Fitted Kitchen
- Three Sizeable Bedrooms
- EnSuite And Family Bathroom
- Off Road Parking And Double Garage
- No Onward Chain

**33 Firstore Drive, Lexden, Colchester, Essex. CO3 9EA.**

Guide Price £330,000 - £350,000. Positioned to the West Of Colchester, within a short distance of an array of excellent primary and secondary schooling, is this three bedroom detached residence. Offering an abundance of both living and bedroom space throughout, this property offers any prospective purchaser three sizeable bedrooms with an en-suite bathroom to the master bedroom and a further first floor bathroom. The ground floor accommodation comprises of a tiled fitted kitchen, large living room with an open plan design leading to the dining area. With a well proportioned rear garden and the added benefit of two garages, it makes the ideal family home.



# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor, entrance door to front aspect, radiator, under stairs storage cupboard, smoke alarm, further doors to:

### Downstairs Cloakroom

WC, radiator, wall mounted wash basin with tiled splash back, consumer unit, over head storage, double glazed window to side aspect

### Kitchen



10' 8" x 8' 1" (3.25m x 2.46m) Variety of base and eye level units with working surfaces over, tiled walls and flooring thought, inset four ring hob with extractor fan over, inset electric fan assisted oven and grill, integrated fridge & freezer, inset sink, tap over, 1/2 drainer and drainer, under counter space for washing machine, door to side aspect, double glazes window to front aspect, inset spotlights, wall mounted gas boiler, serving hatch to dining room

## Living Room



12' 1" x 16' 9" (3.68m x 5.11m) Two radiators, variety of television and telephone points, feature fire place with marble hearth, double glazed window to rear aspect, double glazed retractable doors to rear, open plan to:

### Dining Room

8' 5" x 12' 1" (2.57m x 3.68m) Double glazed window to rear aspect, radiator, serving hatch to kitchen

## First Floor

### First Floor Landing

Stairs to ground floor, smoke alarm, loft hatch above, further doors to:

### Master Bedroom



12' x 17' 8" (3.66m x 5.38m) Double glazed windows to rear aspect, over head storage unit and bedside units, built in wardrobes and dressing table, door to:

# Property Details.

## EnSuite



Vinyl tiled floor, wall mounted towel rail, W.C, pedestal wash basin, oversized corner bath with tiled wall behind and shower over, tiled walls, shaver point, double glazed window to front aspect

## Bedroom Two



8' 4" x 8' 5" (2.54m x 2.57m) Double glazed window to front aspect, radiator, built in wardrobes

## Bedroom Three



8' 8" x 7' 7" (2.64m x 2.31m) Radiator, double glazed window to front aspect, over head storage cupboard and bed side tables, built in wardrobes

## Family Bathroom



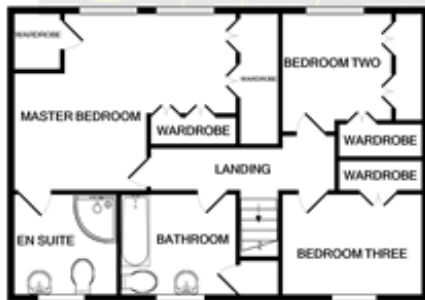
Radiator, double glazed window, low level WC pedestal wash hand basin, panel bath, part tiled walls.

## Garden, Garage & Parking

This detached home benefits from an attractive private rear garden which is predominately laid to lawn and features a small patio area. The boundaries are formed by panel fencing and mature shrub and tree borders. There is a gate providing side access to the property and also the added benefit of a garden shed to remain, providing additional storage. There is also a further door leading to a double garage. The double garage features full power and up and over doors. There is also off road parking to the front of the property for two cars, with further parking easily accessible on road for visitors.

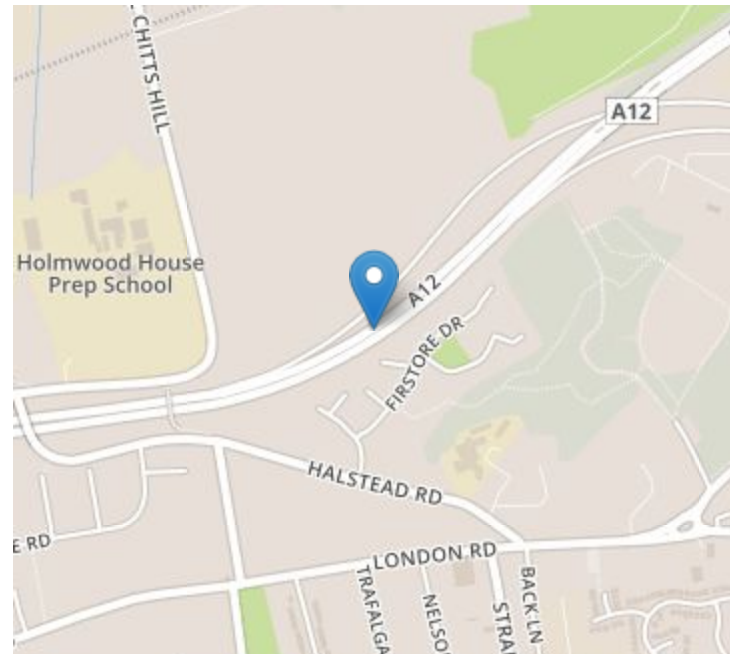
# Property Details.

## Floorplans

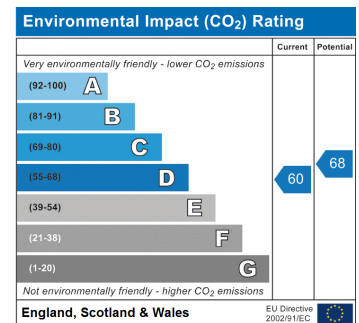
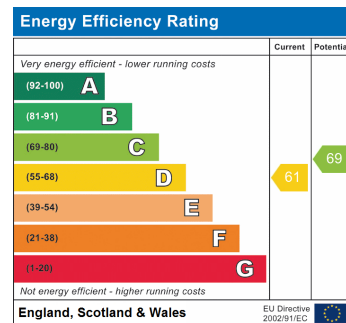


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with floorplan 02020

## 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.