



- Three Bedroom Link-Detached Family Home
- Entrance Hall With Downstairs W.C
- Two Large Reception Rooms
- Modern Fitted Kitchen With Granite Work Surfaces & Space For Appliances
- First Floor Family Bathroom
- Three Sizeable Bedrooms
- Large Rear Garden
- Garage & Parking

**65 Springham Drive, Colchester, Essex.
CO4 5FN.**

An exceptional three bedroom link-detached family home residing to the North of Colchester and within striking distance of excellent Primary and Secondary Schooling, falling within catchment (subject to application) of The Gilbert Secondary School. Nestled at the end of a quiet cul-de-sac, this modern three bedroom property offers spacious living and bedroom accommodation throughout.



Property Details.

Entrance Hall

10' 1" x 7' 0" (3.07m x 2.13m) Wood floor, radiator, smoke alarm, spots, UPVC door to front aspect, stairs to first floor, further doors to:

Downstairs Cloakroom

Radiator, wall mounted wash basin, W.C, UPVC window to front aspect

Living Room



10' 5" x 13' 1" (3.17m x 3.99m) UPVC to front aspect, UPVC french doors to rear aspect, electric feature fireplace with marble hearth, variety of communication input/output points, radiator

Dining Room



10' 2" x 18' 5" (3.10m x 5.61m) Wood floor, radiator x2, UPVC bay window to front aspect, large under stairs storage cupboard, further door to:

Kitchen



12' 8" x 8' 8" (3.86m x 2.64m) Mosaic tiled vinyl floor, UPVC window to rear aspect, UPVC door to rear aspect, variety of base and eye level units with granite working surfaces over, tiled splash backs, inset AEG electric fan assisted oven and grill, space for fridge/freezer, dishwasher, washing machine and tumble dryer, thermostat, radiator, UPVC window to rear aspect

First Floor

First Floor Landing

UPVC window to front aspect, stairs to ground floor, radiator, airing cupboard housing immersion tank, smoke alarm, further doors to:

Master Bedroom



11' 0" x 9' 6" (3.35m x 2.90m) UPVC window to front aspect, radiator, variety of communication points, door to:

Property Details.

En-suite Bathroom



Vinyl floor, W.C, wall mounted wash basin, mosaic tiled splash, double width walk in shower cubicle with tiled wall behind, inset spotlights, extractor

Bedroom Two



10' 7" x 10' 3" (3.23m x 3.12m) UPVC window to rear aspect, radiator, built in wardrobes, variety of communication points

Bedroom Three



7' 5" x 10' 4" (2.26m x 3.15m) UPVC window to front aspect, radiator, built in wardrobes, loft access

Family Bathroom



UPVC window to front, low level WC, pedestal wash hand basin, panel bath, part tiled walls.

Garden, Outside & Parking



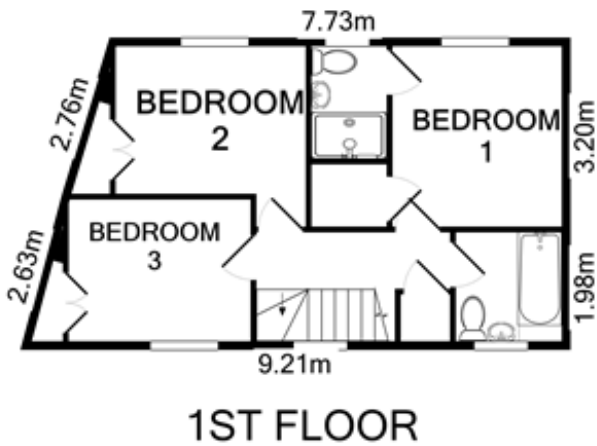
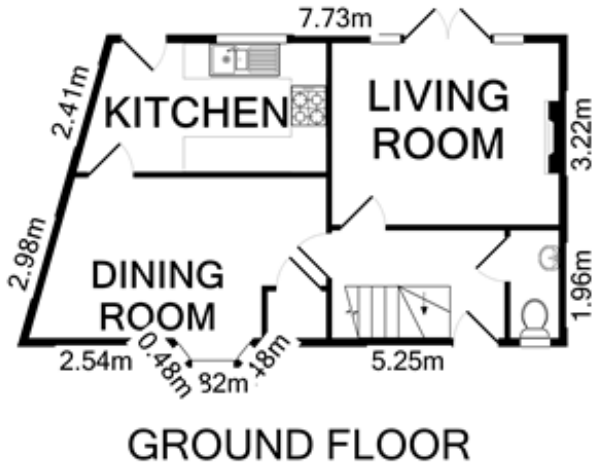
The garden is made up of a sizeable patio area with the remainder of the garden laid to lawn. The boundaries are formed by panel fencing and there are railway sleepers housing bark chippings. To the rear of the garden there is a small seating area, again positioned on a bed of bark chippings. There is the benefit of a garden shed and a gate providing side access to the parking area. The parking area features space in front of the garage for one vehicle, a carport with further parking easily accessible on road for visitors.

Additional Information

We have been advised that the garage is offered on a leasehold basis of 999 years from new, approximately 15 years ago. There are no charges payable.

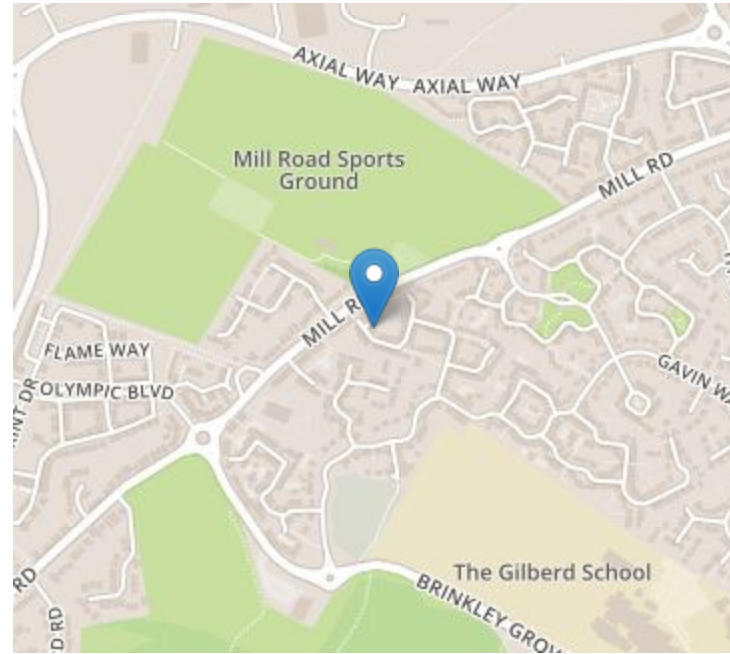
Property Details.

Floorplans

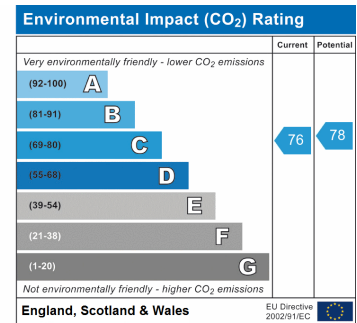
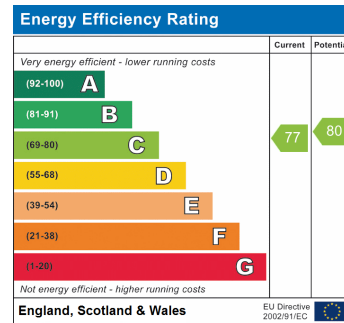


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Location



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.