



- Beautiful Detached Family House
- Living-Dining Room
- Modern Fitted Kitchen With Mosaic Tiled Flooring & Splashbacks
- Conservatory
- Three Bedrooms
- Family Bathroom Suite
- Well Maintained Sizeable Rear Garden
- Garage & Off Road Parking
- Close To Schools & An Array Of Excellent Amenities

22 James Carter Road, Colchester, Essex. CO3 9XN.

This beautifully presented three bedroom link-detached family home is positioned favourably to the West of Colchester, in the ever popular 'Westlands' district, positioned off of Straight Road, Lexden. Presented to the market in excellent order this home commences with an entrance porch, ideal for storage of coats and shoes, with glass panel double doors leading on to an impressive living-dining area. Positioned off of the dining area, is a tasteful fitted kitchen with integrated appliances & stylish mosaic tiled flooring. This property benefits from the added advantage of a conservatory, with sufficient space for further utility appliances if one desires.



Property Details.

Ground Floor

Entrance Hall

Entrance door, glass panel double door leading to living room:

Living Room/Dining Room



24' 6" x 15' 2" (7.47m x 4.62m) Double glazed window to front and rear aspects, T.V & phone points, stairs rising to first floor, two radiators, opening onto the kitchen.

Kitchen



9' 7" x 6' 8" (2.92m x 2.03m) Door leading to the conservatory, a range of wall and base units over an area of roll edge work surface, inset sink and drainer unit, electric oven with gas hob and stainless steel extractor fan over, space for a fridge freezer, tile splash backs, mosaic tiled flooring, further door to:

Conservatory



13' 5" x 8' 10" (4.09m x 2.69m) UPVC construction with a brick base, plumbing for a washing machine, double doors leading to the garden.

First Floor

Landing

Stairs rising from first floor, airing cupboard, loft access, doors leading to;

Bedroom One



13' 6" x 8' 6" (4.11m x 2.59m) Double glazed window to front aspect, radiator.

Property Details.

Bedroom Two



10' 11" x 8' 6" (3.33m x 2.59m) Double glazed window to rear aspect, radiator.

Bedroom Three



8' 7" x 6' 0" (2.62m x 1.83m) Double glazed window to front aspect, radiator.

Family Bathroom



Double glazed window to rear aspect, low level WC, vanity wash hand basin, panel with mixer taps and electric power shower over, partly tiled walls, radiator.

Garden, Garage and Parking



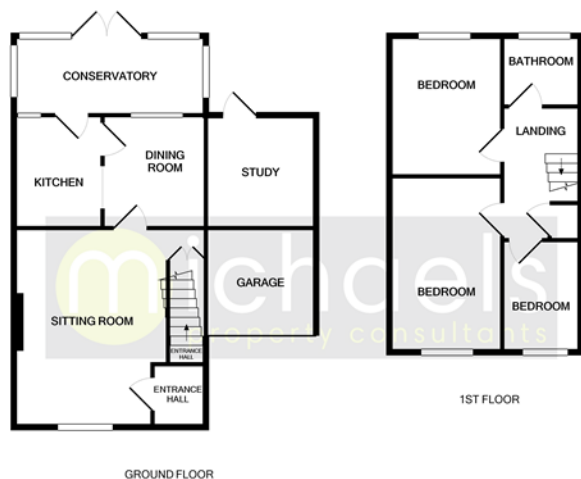
The generous rear garden comprises of a paved patio area, landscaped lawn with shrub and flower borders, enclosed by panel fencing, door leading to the garage.

The garage has been partly converted with the rear fully insulated with power and light connect - ideal for a home office. The front has an up and over door with space for storage.

To the front there is a private driveway and ample on road parking is available.

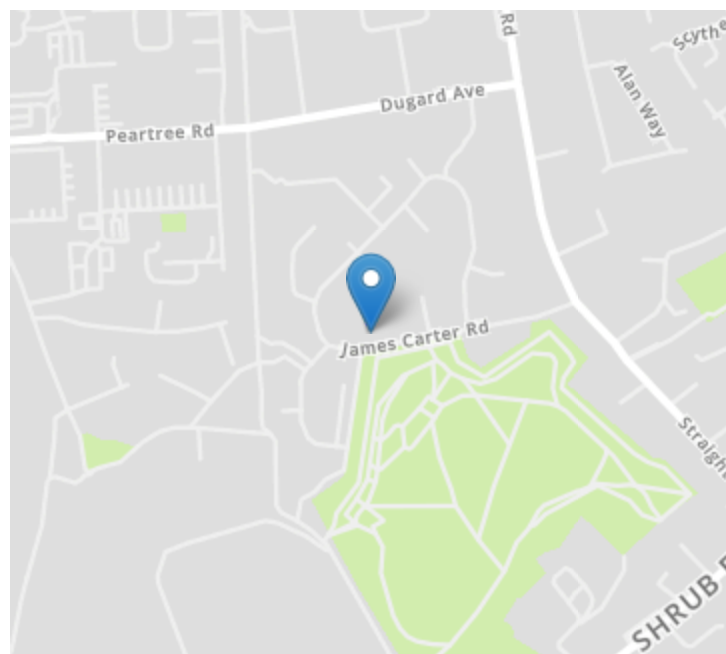
Property Details.

Floorplans

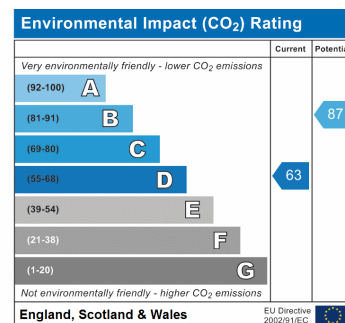
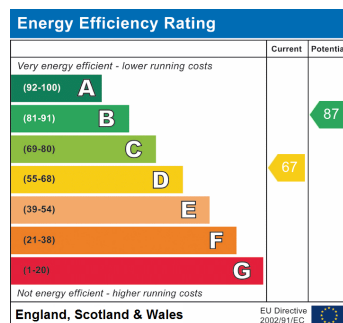


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



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.