



- Executive Four Bedroom Detached Residence
- Large Living Room With Dual Aspect Windows & Doors
- Ground Floor Study
- Open Plan Kitchen-Diner With Upgraded Appliances & Siltstone Worksurfaces
- Ensuite Bathroom To Principle Room
- Family Bathroom Suite
- Ground Floor Cloakroom

**31 Avondene Drive, Colchester, Essex.
CO4 6DB.**

An excellent example of an executive four bedroom double bay fronted detached residence, positioned conveniently to the North of Colchester & recently constructed by a reputable national house builder. Upgraded throughout & finished to the highest of standards, this family home boasts a wealth of living & bedroom space throughout. It has also been fitted with 'Thomas Sanderson' shutters throughout, enhancing the already gorgeous aesthetics this home had on offer.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, luxury vinyl tiled flooring stairs to first floor, under stairs cupboard, radiator, further doors to:

Downstairs Cloakroom

Chrome heated towel rail, W.C, wash hand basin, extractor fan, luxury vinyl tiled flooring, wall-to-wall mirror

Study

10' 9" x 8' 7" (3.28m x 2.62m) UPVC bay window to front aspect with fitted shutters, radiator, luxury vinyl tiled flooring

Living Room



17' 8" x 8' 3" (5.38m x 2.51m) UPVC bay window to front aspect with fitted shutters, UPVC French doors to rear aspect radiator x 2, luxury vinyl tiled flooring

Kitchen-Diner/Breakfast Area



19' 6" x 18' 1" (5.94m x 5.51m) UPVC windows to side aspect with fitted shutters, french doors to side aspect, luxury vinyl tiled flooring, radiator, a range of modern fitted base and eye level units with milestone worktops throughout, inset sink, drainer & mixer tap over, integrated fridge/freezer, washer dryer, gas five ring hob with extractor fan over, integrated wine fridge

First Floor

First Floor Landing

Stairs to ground floor, loft access, features 1 & 1/2 length side gable UPVC window, radiator, further doors to:

Master Bedroom



15' 11" x 14' 4" (4.85m x 4.37m) UPVC window to front aspect (woodland views) & UPVC window to rear aspect with fitted shutters, radiator, built in wardrobes, further door to:

Property Details.

Ensuite Bathroom



UPVC window to rear aspect, fully tiled en-suite bathroom comprising of chrome heated towel rail, W.C, wash hand basin, walk in double shower with tiled wall behind, extractor fan, shaver point

Family Bathroom



Fully tiled bathroom suite comprising of chrome heated towel rail, WC, wash hand basin, paneled bath with shower over & screen (rainfall shower head), shaver point, extractor fan

Bedroom Two



13' 0" x 10' 4" (3.96m x 3.15m) UPVC windows to side aspect with fitted shutters, radiator, (currently used as dressing room)

Bedroom Three

13' 9" x 8' 7" (4.19m x 2.62m) UPVC window to front aspect, radiator

Bedroom Four

10' 1" x 9' 1" (3.07m x 2.77m) UPVC window to side aspect, radiator

Outside, Garden, Garage & Parking

Outside



This property occupies a favorable corner plot & overlooks a small woodland. The properties garden is accessible from both the kitchen-diner & living room, via french doors. The garden commences with a small patio area and leads on to a large area predominantly laid to lawn. Positioned privately to the corner of the garden, is an additional patio area, ideal for a further outdoor seating & BBQ area. The boundaries are formed by a handsome brick wall, allowing for maximum privacy. A gate provides side access to a front driveway, providing off road parking for two vehicles, with further parking easily accessible on road.

This property benefits from a detached garage & access can be found with an up an over door & side garden door. The garage features full power and is offered as a one and a half length garage, ideal for secure parking or additional storage if required.

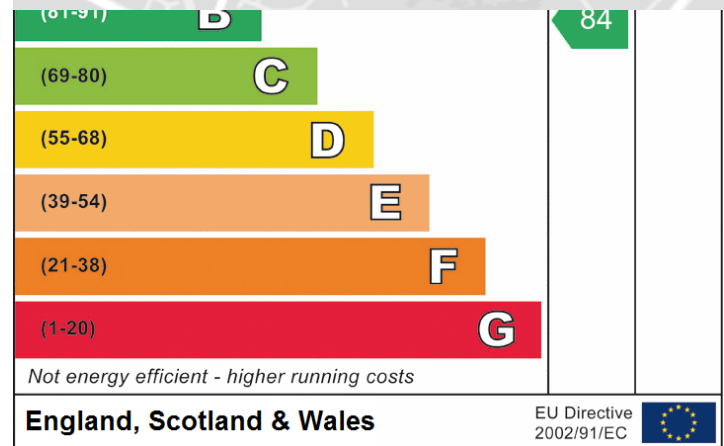
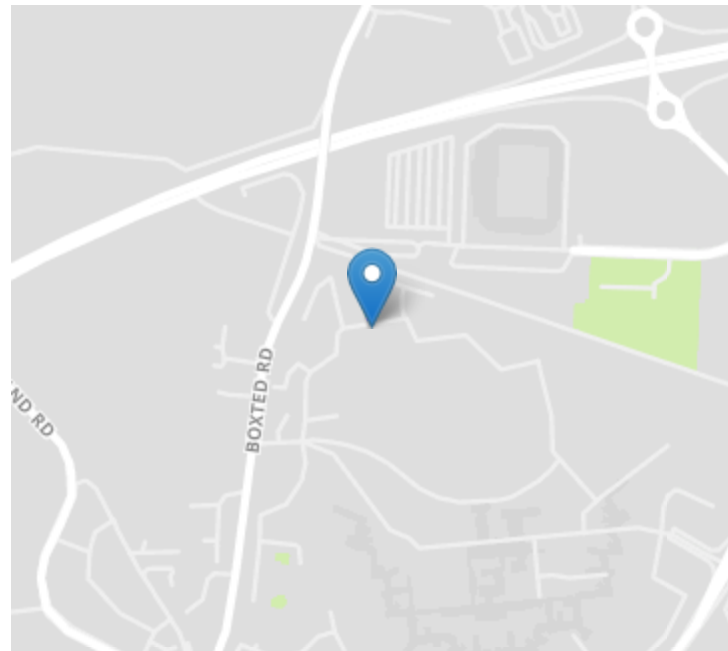
Property Details.

Floorplans



These plans should not be relied upon to ensure the accuracy of the description contained herein. Measurements of plans, fixtures, fittings and other items are approximate and no responsibility is taken for any error or omission in measurement. The plans are for general guidance only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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.