



- Upgraded & Refurbished Three Bedroom Detached Family Home
- Offered To Market With No Onward Chain!
- North Colchester Position - Close To Amenities, Schools & Transport Links
- Entrance Porch With Storage
- Warm & Inviting Reception Room
- Focal Open Plan Kitchen-Diner With Bi-Folding Doors
- Master Bedroom With Recessed Ceiling & Inset Storage
- Modern First Floor Family Bathroom
- Generous Private & Enclosed Rear Garden
- Garage With Electric Roller Door

51 Booth Avenue, Colchester, Colchester, Essex. CO4 3BA.

****Guide Price £375,000 - £400,000**** A re-imagined and upgraded three bedroom detached family home, commanding an elevated position within a peaceful family orientated neighbourhood and boasting modern specifications and open plan living to a very high standard. Having undergone a full refurbishment in its much-cherished ownership, the property is offered to market in turnkey condition and is offered to the open market with the added benefit of no onward chain. Situated to the North of Colchester and within striking distance of an array of useful amenities, shops, transport links and schooling, it offers itself as ideal family home. Highlights include; a welcoming entrance porch, living room with feature media wall, focal modern kitchen-diner, master bedroom with recessed ceiling, two further well-proportioned bedrooms and a modern first floor family bathroom.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Porch

Composite entrance door to front aspect, seat with inset storage, herringbone flooring, door to:

Reception Room



5.66m x 4.08m (18' 7" x 13' 5") Oversized windows to front aspect, herringbone flooring, stairs to front aspect, feature media wall with inset fire place, feature wall panelling, radiator, stairs to first floor, opening to:

Kitchen-Diner



5.5m x 3.03m (18' 1" x 9' 11") A modern fitted kitchen comprising of; an array of base and eye level fitted units with work surfaces over, inset sink with mixer tap over, aqua panel splashback, central island with inset wine fridge, drawers, inset four ring hob with extractor fan over, inset oven and additional steam oven, radiator, inset pantry cupboard, glazed door to side aspect, bi-folding doors to rear aspect (leading to rear garden), herringbone flooring

First Floor

Landing

Window to side aspect, stairs to ground floor, inset storage cupboard, doors and access to:

Master Bedroom



3.25m x 4.11m (10' 8" x 13' 6") Window to front aspect, inset wardrobe, feature headboard and bedside cabinets, suspended ceiling, radiator

Bedroom Two



3.03m x 3.03m (9' 11" x 9' 11") Window to side aspect, radiator, loft access

Property Details.

Bedroom Three



2.93m x 2.25m (9' 7" x 7' 5") Window to front aspect, radiator

Bathroom



2.13m x 2.44m (7' 0" x 8' 0") Window to rear aspect, panel bath with screen and shower over (dual rain head), vanity basin, wall mounted towel rail, W.C., window to rear aspect, wood effect flooring

Outside, Garden, Garage & Parking



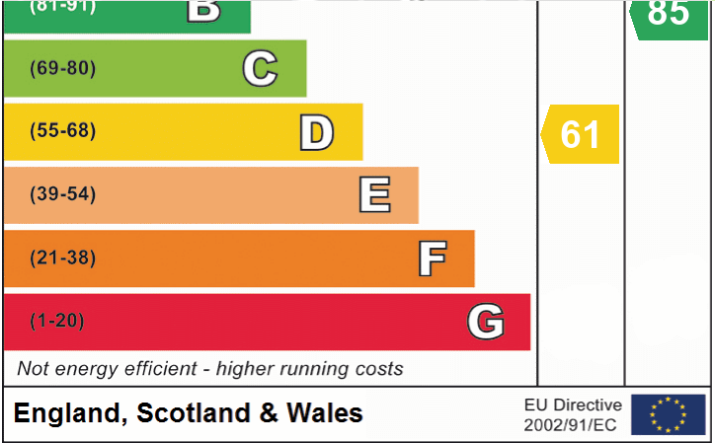
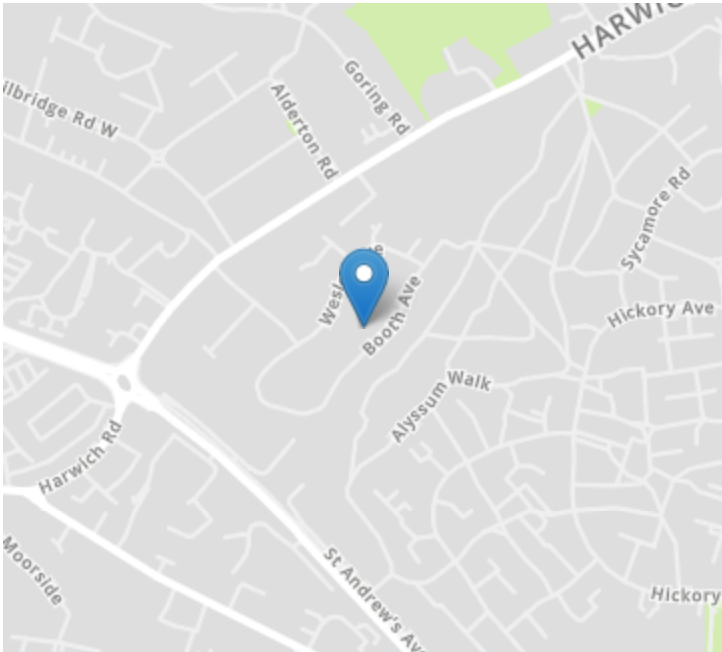
Outside, a split-level garden is on offer, generous in size and offers the ideal place for entertaining and al-fresco dining. Predominately, the garden is laid to lawn and also features a concrete patio. Secure gated side access leads to a private driveway, offering off road parking for two/three vehicles in tandem style. A garage is accessible via up and over electric roller door and provides a wealth of storage.

Property Details.

Floorplans



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.