



- Offered with No Onward Chain
- Beautifully Presented And Modernised Throughout
- Semi Detached Family Home
- Open plan Living
- Three Sizeable Bedrooms
- Family Bathroom & Seperate WC
- Very Generous Rear Garden
- Garage & Private Driveway
- Sought After School Catchments
- High Specification Kitchen With Quartz Work Tops

Call to view 01206 576999



## 6 Valentines Drive, Colchester, Essex. CO4 0AG.

Located to the ever popular North side of Colchester offering a choice of fantastic primary and secondary schooling, good access to the A12 and Colchester North mainline Station to London Liverpool Street and a wealth of shops and supermarkets is this beautifully presented and deceptively spacious three bedroom semi-detached family home. Internally the property benefits from a newly fitted, high specification kitchen with solid quartz works tops, open plan living/dining and entertaining area, three sizeable first floor bedrooms, modern family bathroom and a separate WC.





# Property Details.

## Ground Floor

### Porch

Entrance door to, wood effect flooring:

### Entrance Hall

Stairs to first floor, radiator wood effect flooring, doors leading to;

### Open Plan Kitchen/Living Area (L shaped)



19' 9" x 19' 4" (6.02m x 5.89m) UPVC window to front and sliding doors to rear, TV and telephone points, range of base and eye level units with quartz work surface over, inset sink unit with tap and drainer, two electric ovens and induction hob with extractor over, space and plumbing for washing machine and dishwasher, space for a fridge/freezer, two radiators.

## First Floor

### Landing

UPVC window to side, loft access, doors leading to;

### Bedroom One



11' 4" x 10' 2" (3.45m x 3.10m) UPVC window to front, radiator.

### Bedroom Two



11' 4" x 8' 6" (3.45m x 2.59m) UPVC window to rear, built in wardrobes, radiator.

# Property Details.

## Bedroom Three



8' 2" x 7' 2" (2.49m x 2.18m) UPVC window to front, radiator.

## Separate WC

UPVC window to rear, low level WC, pedestal wash hand basin.

## Family Bathroom



UPVC window to rear, pedestal wash hand basin, panel bath with shower over, chrome heated towel rail, fully tiled walls.

## Garage

Up & over door, power and light connected, door to rear garden.

## Outside

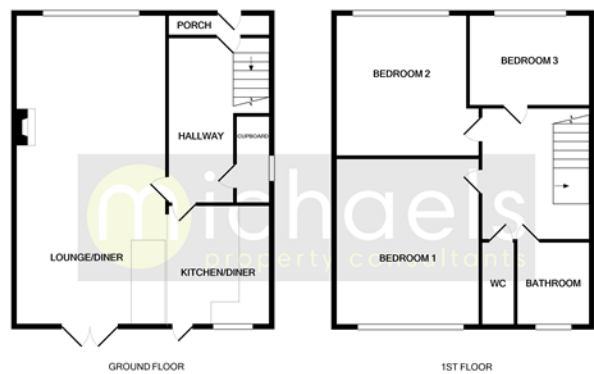


To the front there is a private driveway providing off road parking for two cars and a lawn area enclosed by a brick surround.

To the rear the generous garden comprises of a patio area, landscaped lawn with tree, shrub and flower bordered, gated side access and fully enclosed by panel fencing.

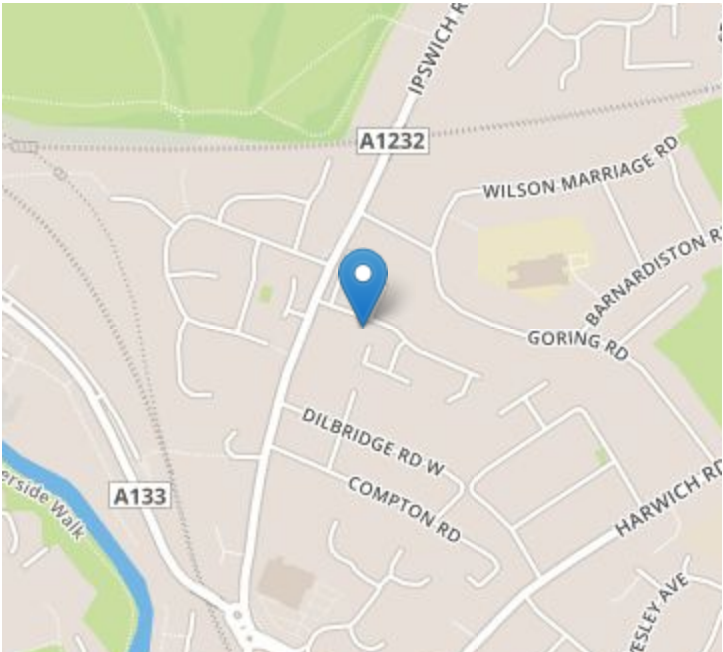
# Property Details.

## Floorplans

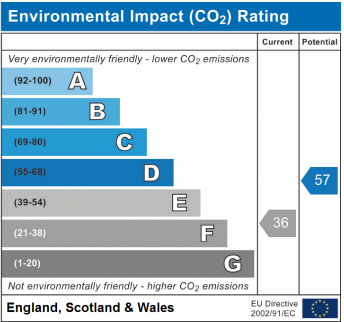
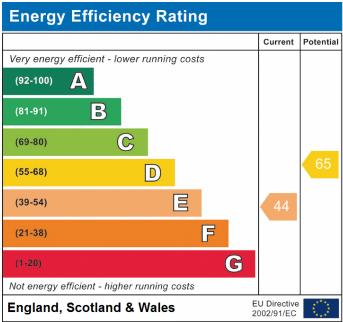


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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