



## 4 Sunnyside Road, Fordham, Colchester, Essex. CO6 3ND.

**\*\*Guide Price £425,000 - £450,000\*\*** A captivating retreat in the heart of Fordham and a real turn-key home that simply needs to be viewed to be appreciated in its entirety, occupying the most pleasant of positions in the forever popular village of Fordham, located to the North-West of Colchester's colourful and historic city centre. Refurbished and reimagined throughout, this home graces the open market in first class order and is complete with enviable specifications. This home boasts generous living and bedroom space throughout, is complete with a private and well-proportioned garden and boasts mature frontage providing a wealth of off road parking.



- A Stunning Three Bedroom Semi-Detached Home
- A Captivating Retreat In The Heart Of Fordham Village
- Picturesque Field Walks Close By
- Completely Reimagined & Presented To Market In First Class Order
- Envable High Specification Finishes
- Humphrey Munson Grey Tone Kitchen With Quartz Worksurfaces
- Ground Floor Shower Room & Luxury First Floor Bathroom
- Focal Kitchen-Diner With Integrated NEFF Appliances
- Boasting Three Generous Bedrooms
- Generous Gardens & Mature Frontage With A Wealth Of Off Road Parking



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, window to side aspect, stairs rising to first floor, LVT plank flooring, access and opening to:

### Reception Room



4.01m x 3.84m (13' 2" x 12' 7") Window to front aspect, radiator, communication points, inset spotlights access to:

### Kitchen-Diner



A focal kitchen dining space comprising of; window to rear aspect, feature bi-folding doors providing access to rear garden, a range of imposing fitted base and eye level units with quartz worksurfaces over, inset sink, drainer and mixer tap over, integrated oven and inset induction hob with extractor fan over, a range of high specification NEFF appliances including; fridge/freezer and dishwasher, vertical radiator, LVT plank flooring, wall mounted lights, feature skylight, further cabinetry, inset spotlights

### Ground Floor Shower Room

2.36m x 0.7m (7' 9" x 2' 4") Window to side aspect, W.C, wash hand basin, shower cubicle, LVT plank flooring

## First Floor

### First Floor Landing

Stairs to ground floor, airing cupboard, access and doors to:

# Property Details.

## Master Bedroom



3.84m x 3.43m (12' 7" x 11' 3") Window to front aspect, radiator

## Bedroom Two

3.4m x 3.05m (11' 2" x 10' 0") Window to rear aspect, radiator

## Bedroom Three



2.8m x 2.44m (9' 2" x 8' 0") Window to front aspect, benefiting from built in storage, radiator

## First Floor Family Bathroom



2.36m x 1.68m (7' 9" x 5' 6") Window to rear aspect, W.C, wash hand basin, panel bath with screen and shower over with tiled wall finish, wall mounted heated towel rail, karndeian plank flooring

## Outside, Garden & Parking



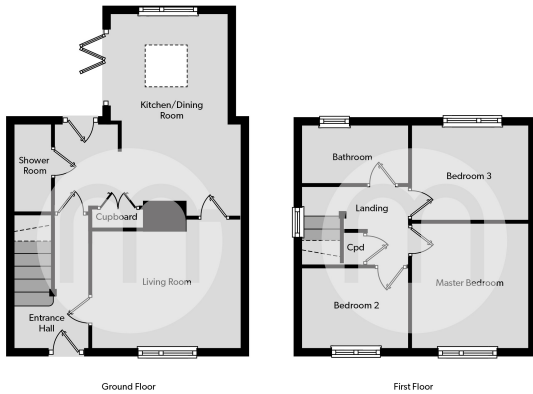
Outside, a mature and attractive rear garden awaits. Well-proportioned and maintained by the current owners, the garden is predominately laid to lawn and boundaries are formed by panel fencing. The garden is further enhanced with a large timber storage unit and a garden door provides rear access to a double garage. Off road parking is available in abundance on a private driveway.

## Agents Note

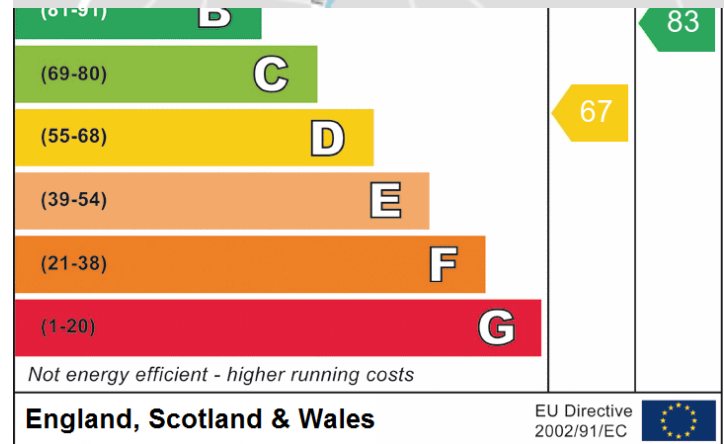
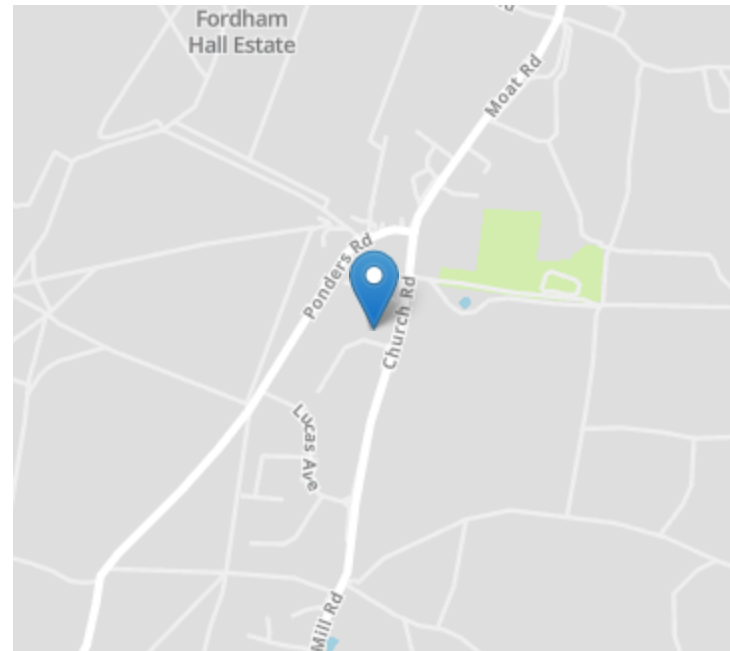
Please be advised bedroom was unable to be photographed and is currently being used as storage.

# 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.