



- Located In The Ever Popular Mile End Area
- Walking Distance Of Colchester North Station & General Hospital
- Cul De Sac position
- No Onward Chain
- Driveway For Two Vehicles
- Within Close Proximity To Amenities & Bus Routes
- Exceptionally Presented, Having Undergone A Programme Of Refurbishments
- Two Reception Rooms
- Modern Fitted Kitchen & Family Bathroom Suite
- Large Wrap Around Rear Garden Backing Onto Woodland

## 34 Hollymead Close, Colchester, Essex. CO4 5UU.

\* Guide Price £350,000 to £375,000 \* Conveniently positioned to the North of Colchester and within minutes of an array of excellent amenities, examples such as Colchester's North Station (offering direct links to London Liverpool Street) and Colchester's General Hospital, this rarely available and sizeable three-bedroom detached residence makes the ideal family home. Well-proportioned and recently refurbished throughout, highlights of the ground floor accommodation include two sizeable reception rooms, a modern fitted kitchen with integrated appliances with a door leading to garden.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Porch

Main door leading into porchway, radiator, door to:

### Living Room



14' 5" x 10' 5" (4.39m x 3.17m) UPVC window to front aspect, radiator, access into dining room.

### Dining Room



9' 3" x 8' 7" (2.82m x 2.62m) UPVC sliding doors to garden, radiator, door to:

## Kitchen



9' 0" x 8' 7" (2.74m x 2.62m) UPVC door to garden, full range of eye level units, cupboards and work surfaces, integrated washing and space for appliances, tiled flooring, electric induction hob with electric oven, extractor fan above.

## First Floor

### Landing

Access to loft hatch, UPVC window to side aspect, door to:

### Master Bedroom



11' 7" x 10' 2" (3.53m x 3.10m) UPVC window to rear aspect, built in wardrobes, radiator.

# Property Details.

## Bedroom Two



10' 3" x 8' 7" (3.12m x 2.62m) UPVC window to front aspect, radiator, built in wardrobes.

## Bedroom Three



8' 6" x 8' 2" (2.59m x 2.49m) UPVC window to front aspect, radiator.

## Bathroom



8' 9" x 6' 4" (2.67m x 1.93m) Inset storage cupboard housing boiler, low level W.C, vanity wash unit, obscured window to rear aspect, radiator.

## Outside



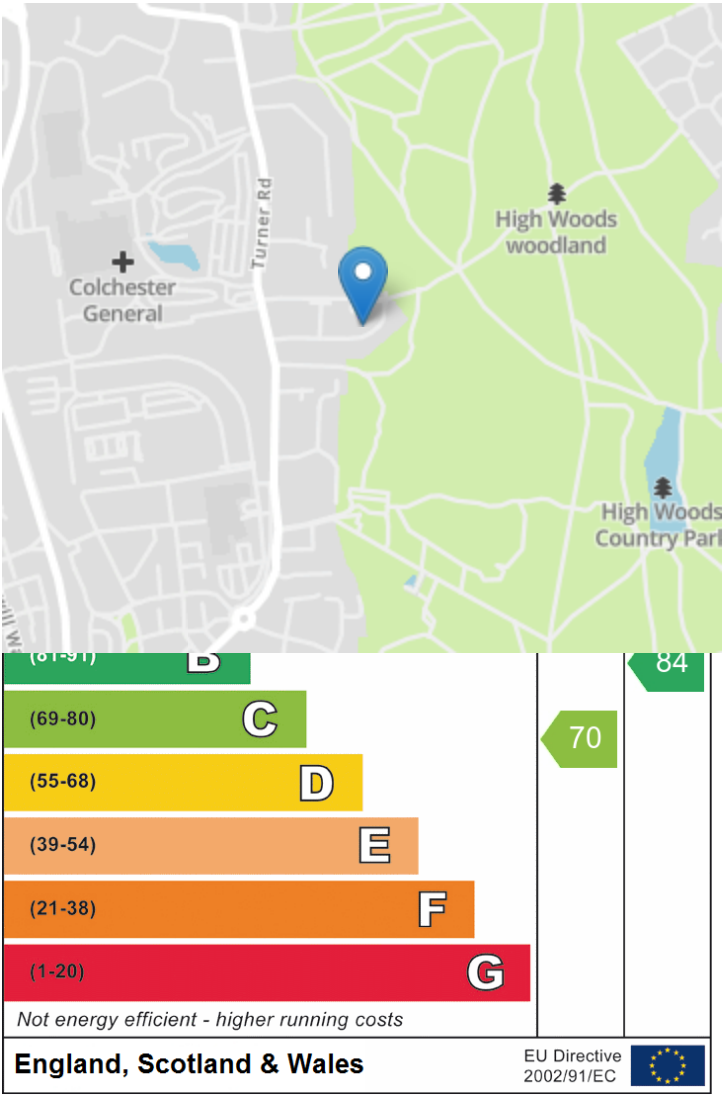
To the rear provides a private enclosed garden, surrounded by panel fencing. The garden is mainly laid to lawn with a patio area to the front, ideal for outside dining. The garden is backing on woodland and is fully enclosed.

To the front of the property provides off road parking for two cars and a single garage.

# 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.