



- Positioned Favourably To The West Of Colchester's City Centre
- An Excellent Example Of A Four Bedroom Semi-Detached Family Home
- Extended & Improved Throughout With Space In Mind
- Off Road Parking On A Private Driveway
- Contemporary & Modern Finishes Throughout
- Modern Family Bathroom Suite & Separate Shower Room
- Open Plan Kitchen/Dining & Family Area
- Garage With Electric Roller Door

50 Newcastle Avenue, Colchester, Colchester, Essex. CO3 9XL.

** £450,000 to £475,000 ** An excellent example of an improved and extended four bedroom semi-detached family home, positioned West of Colchester's city centre and within moments of an array of schooling and useful shops, amenities and leisure facilities. It is served by an excellent bus network to Colchester's city centre and North Station, as well as within a short drive to the A12/A120 corridor to London. Presented to market in first class order, this deceptively spacious home offers modern and contemporary day living throughout and is ideal for the expanding family.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, tiled flooring, radiator, stairs leading to first floor, door to:

Living Room



15' 1" x 10' 9" extending to 11' 6" (4.60m x 3.28m extending to 3.51m) UPVC box bay window to front, wood effect laminate flooring, inset wall shelving and under cabinet storage, large radiator, door to:

Kitchen



8' 11" x 8' 1" (2.72m x 2.46m) Modern fitted kitchen comprising range of base and eye level units and drawers, roll edge work surfaces, inset sink and drainer unit with mixer tap, tiled walls, space for appliances, four ring hob with extractor fan over, storage cupboard UPVC window to rear aspect,

Dining Area



19' 7" x 7' 6" (5.97m x 2.29m) Laminate flooring, two radiators ,UPVC glazed windows and French doors giving access to rear garden.

First Floor

Landing

Airing cupboard, loft access, doors to:

Bedroom One



13' 3" x 8' 4" (4.04m x 2.54m) UPVC window to front aspect, radiator.

Property Details.

Bedroom Two



14' 1" x 7' 10" (4.29m x 2.39m) UPVC window to front aspect, inset wardrobes, radiator.

Bedroom Three



10' 9" x 8' 5" (3.28m x 2.57m) UPVC window to rear aspect, radiator.

Bedroom Four



8' 7" x 5' 11" (2.62m x 1.80m) UPVC window to front aspect, radiator, loft access.

Bathroom



Modern fitted suite with double edge freestanding roll top bath tub, low level W.C., vanity wash basin with bespoke fitted draw unit, grey tone tiled flooring and half tiled walls, wall mounted towel rail, obscured window to rear aspect.

Shower Room



vanity wash basin unit with inset W.C and undercounter storage, tiled walls and flooring, herringbone green tiled effect wall, walk in shower with inset shelving.

Outside



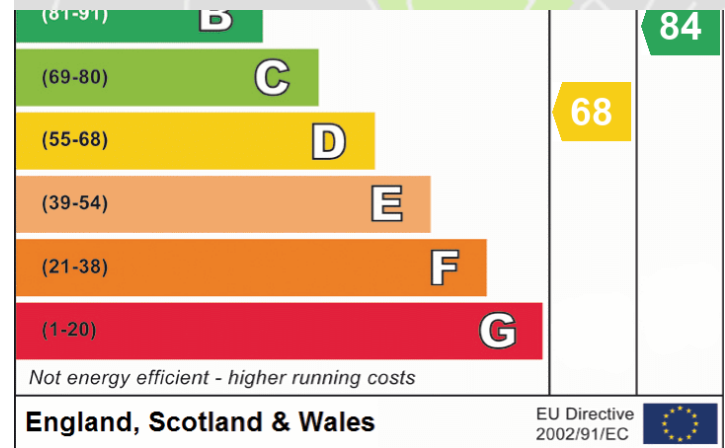
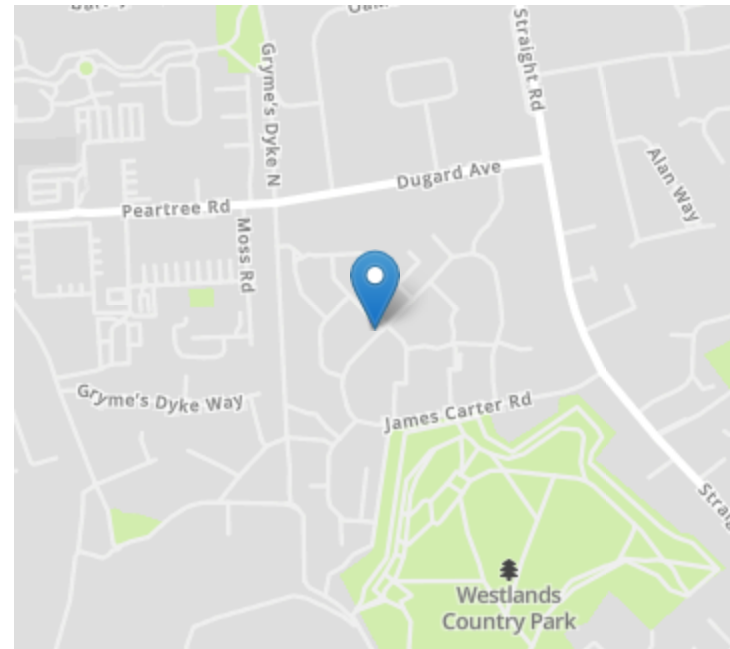
As mentioned, the garden is enclosed by panel fencing and predominantly laid to lawn with small patio areas to the front and rear of the garden. An external door leads into a large garage with an electric door roller door. To the front of the property provides a driveway for multiple vehicles.

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.