



- Ideal Family Home
- Spacious And Well Presented Throughout
- Open Plan Living/Dining Room
- Four/Five Bedroom Detached House
- Modern Kitchen/Breakfast Room
- Parking For Ample Cars
- Private Un Overlooked Rear Garden

**17 King Harold Road, Colchester, Essex.  
CO3 4SB.**

Located in the highly desirable area of Prettygate within close proximity to a number of sought after schools, shops and bus routes is this spacious and well presented detached family home. Internally the accommodation comprises of an open plan living/dining room with wood flooring and open fire place, modern fitted kitchen/breakfast room, cloak room, study/ground floor bedroom, four first floor double bedrooms and four piece family bathroom. Externally there is a garage, driveway - providing parking for several cars and a private un overlooked rear garden. An ideal home for the growing family internal inspections are essential.



# Property Details.

## Ground Floor

### Entrance Porch

Entrance door to:

### Dining Area



17' 9" x 13' 6" (5.41m x 4.11m) Box bay window to front aspect, cast iron fireplace with mantle surround, stairs to first floor, radiator, wood flooring, opening onto;

### Living Room



11' 9" x 10' 4" (3.58m x 3.15m) UPVC French doors to rear, TV and telephone points, wood flooring, radiator, door leading to the kitchen.

## Kitchen



14' 4" x 12' 6" (4.37m x 3.81m) UPVC windows to rear and side and French doors to rear, range of base and eye level units with work surface over, breakfast bar, inset one and a half bowl sink unit with tap and drainer, space for appliances, plumbing for washing machine and dishwasher, tile splash backs, wood effect flooring.

### Cloakroom

Low level WC, pedestal wash hand basin, boiler.

### Bedroom/Study

9' 9" x 6' 2" (2.97m x 1.88m) UPVC window to front aspect, radiator.

## First Floor

### Landing

Loft Access, radiator.

# Property Details.

## Bedroom One



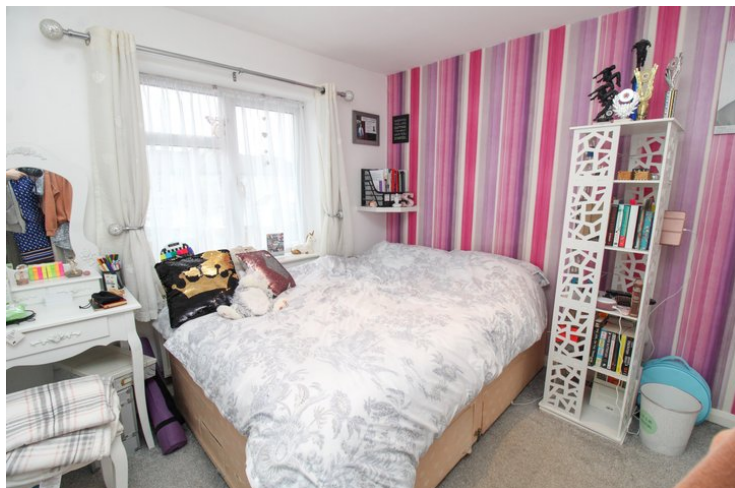
13' 5" x 9' 9" (4.09m x 2.97m) UPVC window to rear aspect, built in cupboard, radiator.

## Bedroom Two



10' 6" x 9' 2" (3.20m x 2.79m) UPVC window to rear aspect, radiator.

## Bedroom Three



9' 6" x 8' 9" (2.90m x 2.67m) UPVC window to front aspect, loft access, radiator.

## Bedroom Four

9' 3" x 9' 3" (2.82m x 2.82m) UPVC window to rear, two built in cupboards, radiator.

## Family Bathroom



UPVC window to rear, low level WC, pedestal wash hand basin, shower cubicle, panel bath with mixer tap and rinser over, storage cupboard, fully tiled radiator.

## Garage, Driveway & Parking



The property benefits from a driveway to the front providing ample off road parking. The garage has an up and over door with power and light connected. Gated side access to rear garden which commences with patio area, the remainder is laid to lawn and enclosed by fencing.

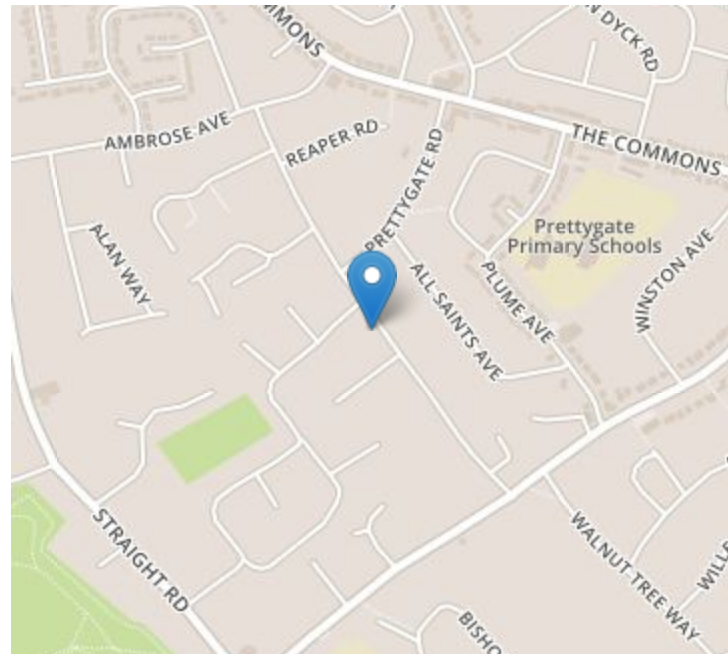
# Property Details.

## Floorplans

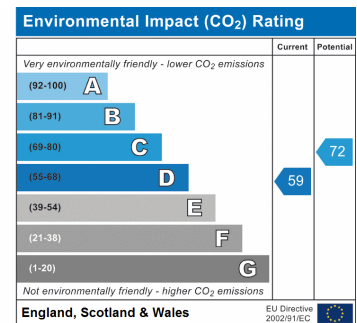
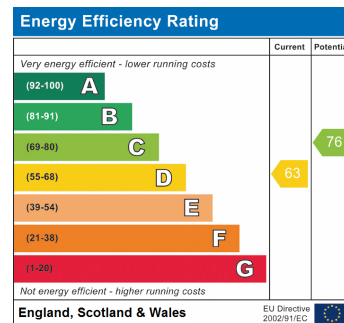


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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