



- Sought After Village Location
- Spacious Semi Detached Family Home
- Living Room & Kitchen/Diner
- Three Sizeable Bedrooms
- Modern Family Bathroom & Ground Floor Cloakroom
- Generous Rear Garden
- Garage And Private Driveway
- Walking Distance To Sought After Primary School

26 Oddcroft, Colne Engaine, Colchester, Essex. CO6 2ET.

Located in the highly sought after country side village of Colne Engaine offering fantastic primary and secondary school catchments, village shop and popular pub/restaurant as well as bus routes to the surrounding villages and towns. This modernised semi-detached family home offers spacious living room, beautifully finished kitchen/dining room, ground floor cloak room, three sizeable bedrooms and modern fitted family bathroom. Externally the property benefits of a L shape rear garden with a newly laid decking area, paved patio and landscaped lawn, to the rear there are beautiful views over the village allotments.



Property Details.

Ground Floor

Entrance Hall

Engineered wood flooring, stairs rising to first floor, under stairs storage cupboard, radiator, doors leading to;

Living Room



14' 9" x 11' 5" (4.50m x 3.48m) Double glazed window to front aspect, T.V & phone points, flame effect wall mounted fire, radiator.

Cloak Room

Double glazed window to side aspect, low level WC, wash hand basin, radiator.

Kitchen/Diner



9' 6" x 19' 2" (2.90m x 5.84m) Two double glazed windows to rear aspect, door leading to garden, a range of wall and base units over and area of roll edge work tops, inset one and half bowl sink and drainer unit, integrated dish washer, plumbing for washing machine, space for fridge freezer, double electric oven with five ring gas hob and modern extractor fan above, generous storage cupboard, spot lights, slim line radiator, wood effect flooring.

First Floor

Landing

Double glazed window to side aspect, storage cupboard, access to loft, radiator, doors leading to;

Bedroom One



11' 9" x 12' 5" (3.58m x 3.78m) Double glazed window to front aspect, two double built in mirrored wardrobes, wood effect flooring, radiator.

Property Details.

Bedroom Two



13' 10" x 9' 0" (4.22m x 2.74m) Double glazed window to rear aspect, storage cupboard, radiator.

Bedroom Three



9' 9" x 6' 9" (2.97m x 2.06m) Double glazed window to rear aspect, radiator.

Family Bathroom



Frosted double glazed window to front aspect, low level WC, wash hand basin, panel bath with mixer taps and over size shower over, heated towel rail, part tiled walls.

Garage

Up and over door, power and light connected.

Driveway & Garden



To the front there is a generous private driveway providing off road parking for three cars leading to the garage, the front garden is staggered with an array of flowers and shrubs one a bed of raised sleepers, gated providing access to the rear garden.

The rear garden comprises of a paved patio area, landscaped lawn, recently fitted sun decking area, garden shed, garden tap and fully enclosed by panel fencing.

Property Details.

Floorplans

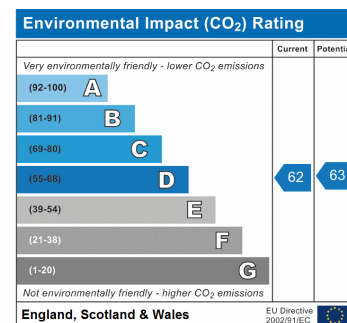
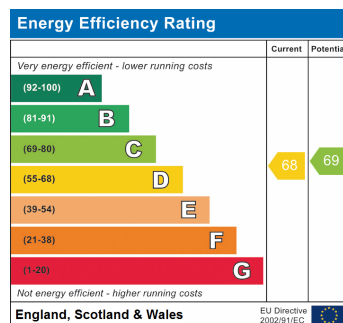


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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