



- A Double Bay Fronted 1930's Home
- Detached Residence With Three Bedrooms
- Living Room With Feature Fireplace
- 22ft Sitting/Dining Room
- Fitted Kitchen
- Conservatory
- Ground Floor Wet Room And First Floor Shower Room
- Beautiful Maintained Rear Garden
- Driveway And Garage

**10 De Vere Road, Colchester, Essex.
CO3 4EA.**

Rarely available in this extremely sought after location is this spacious double bay fronted detached three bedroom residence. The property has been extended and beautifully maintained by the current owners over time and enjoys generous accommodation throughout. The property also sits on a spacious plot, with truly gorgeous mature gardens to the rear. Residing in a pleasant position in the sought after Lexden district of Colchester, within close proximity of the Town centre, Train Station and the area's excellent local schools.



Property Details.

Ground Floor

Entrance Hall

With radiator, parquet flooring, stairs rising to first floor with boot cupboard under, doors to;

Living Room



13' 3" x 13' 3" (4.04m x 4.04m) With feature double glazed bay window to front, radiator, original Victorian fireplace, TV point.

Wet Room

A contemporary fully tiled wet room offering a double glazed window to side, close coupled WC with wash hand basin, walk in shower.

Kitchen



18' 5" x 9' 5" (5.61m x 2.87m) With double glazed window to rear, tiled flooring, radiator, a range of matching eye level and base units with drawers and worktops over, tiled splashback, inset one and a half sink and drainer, gas hob with extractor hood over, double oven, integrated fridge/freezer and dishwasher, space for washing machine, water softener.

Dining Room/Sitting Room



22' 2" x 10' 5" (6.76m x 3.17m) With double glazed sliding doors to rear, radiator, TV point.

Conservatory



13' 7" x 8' 1" (4.14m x 2.46m) With single door to front, double doors to rear, radiator, spot lights.

First Floor

Landing

With double glazed window to side, loft access, doors to;

Property Details.

Bedroom One



13' 11" x 10' 5" (4.24m x 3.17m) With double glazed bay window to front, radiator, built in wardrobes.

Bedroom Two



12' 5" x 12' 0" (3.78m x 3.66m) With double glazed window to rear, radiator.

Bedroom Three

7' 9" x 7' 4" (2.36m x 2.24m) With double glazed window to front, radiator.

Shower Room



With two double glazed obscure windows to side, heated towel rail, close coupled WC, wash hand basin, walk in shower cubicle, feature wooden panelling.

Outside

Rear Garden



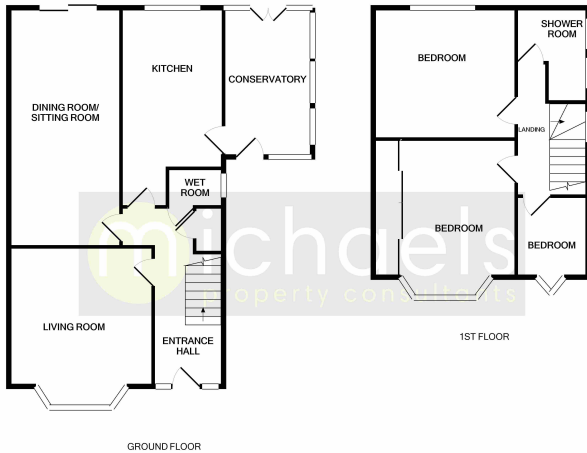
A generous rear garden enclosed by panel fencing with gated side access. Maintained by the owner over the years the beautiful garden offers a variety of plants and shrubs. There is also a garden shed to remain and a section of the garden is used as an allotment.

Driveway & Garage

Block paved driveway to the front of the property providing off road parking for two cars. The garage has an up and over door to the front and a single door to the rear.

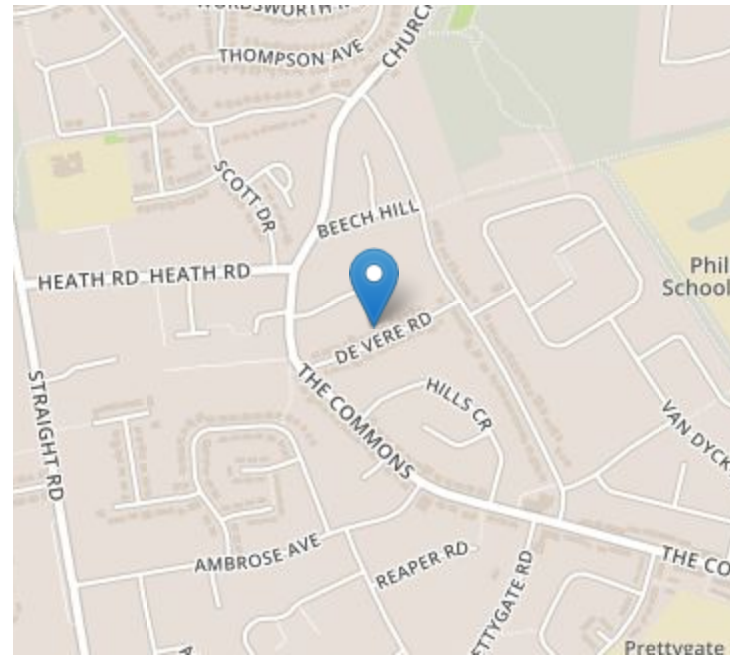
Property Details.

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.
Made with Mapbox (2020)

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.