



- A Versatile Three Bedroom Semi-Detached Family Home
- Positioned In A Peaceful Residential Area, Central Colchester
- Extended & Improved Throughout
- Two Reception Rooms
- Modern Fitted Kitchen-Diner With Integrated Appliances & Space For Additional
- Ground Floor Shower Room & First Floor Family Bathroom
- Utility Room
- Well-Manicured & Landscaped Rear Garden
- Benefiting From Off Road Parking & Garage

48 Gilberd Road, Colchester, Essex. CO2 7LR.

****Guide Price £375,000 - £400,000**** A truly stunning three bedroom semi-detached family home, which has been extended, improved and presented to market in first class order. Positioned slightly South of Colchester's city centre and within easy reach of an array of useful shops, amenities, educational choices and transport links, it presents itself as the ideal home for the modern day family. Boasting; a wealth of both reception and bedroom space throughout, underfloor heating, a well-manicured rear garden and benefit of a garage, as agents we encourage internal viewings to appreciate all this beautiful home has to offer.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, stairs to first floor, benefit of a downstairs storage cupboard, radiator, wood effect laminate flooring, underfloor heating, access to:

Kitchen-Diner



5.5m x 3.2m (18' 1" x 10' 6") A modern fitted kitchen diner comprising of; windows to front and side aspect, a range of base level wood effect units with work surfaces over, inset stainless steel sink, drainer and taps over, range style oven (STN) with extractor hood over and stainless steel splashback, space for American style fridge/freezer, integrated dishwasher, washing machine, underfloor heating, kickboard lighting, feature downlighters (STN), radiator, access to:

Utility Room

Glazed garden door, window to side aspect, space for tumble dryer/additional appliances, underfloor heating, wall mounted gas boiler enclosed by eye level unit

Reception Room



6.6m x 3.9m (21' 8" x 12' 10") A large reception room comprising of; communication points, underfloor heating, velux windows x2, french doors providing access to rear garden, access and door to:

Office/Play Room/Second Reception Room



2.5m x 2.8m (8' 2" x 9' 2") Windows and patio doors to rear aspect (providing access to rear garden), velux windows x2, access to:

Ground Floor Shower Room

Window to side aspect, shower cubicle, W.C, wall mounted wash hand basin, wall mounted chrome heated towel rail

First Floor

First Floor Landing

Loft access above, window to front aspect, stairs to ground floor, airing cupboard, access to:

Property Details.

Master Bedroom



3.5m x 3.1m (11' 6" x 10' 2") Window to rear aspect, fitted wardrobes, radiator, ceiling TV

Bedroom Two



3.7m x 3.1m (12' 2" x 10' 2") Window to rear aspect, radiator

Bedroom Three



2.6m x 2.4m (8' 6" x 7' 10") Window to front aspect, radiator, built in single bed over stairs

Family Bathroom



A first floor luxury family bathroom comprising of; panel bath with shower over and screen, wall mounted wash hand basin, W.C, radiator

Outside, Garden, Parking & Garage



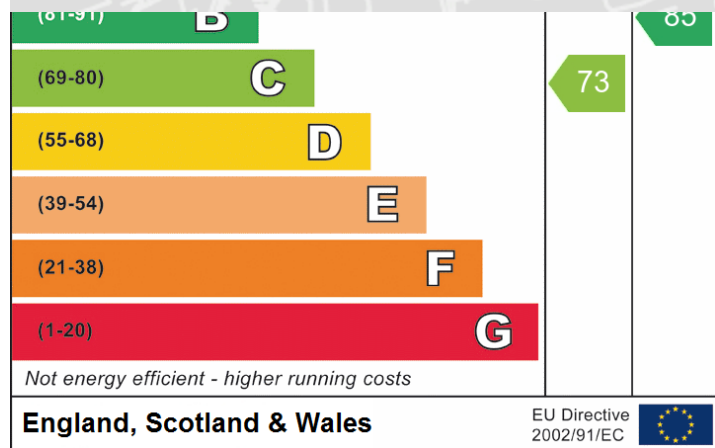
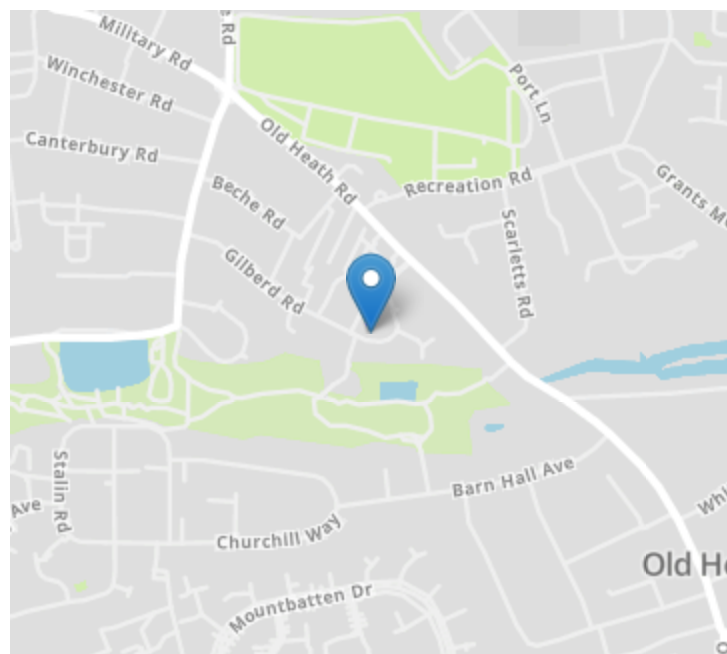
Outside, a meticulously landscaped rear garden awaits. A sanctuary that features a limestone patio area, split across two levels and a central area laid to lawn. Raised concrete steps and flowerbeds are featured, housing an array of mature hedges, plants and shrubs. A timber outdoor storage unit is also available. The garden proves the ideal place for entertaining, hosting and peaceful reflection. Boundaries are formed by panel fencing, whilst there is also a detached garage with an electric up and over door. Secure gated side access is also on offer. Off road parking is available on a private driveway, for at least two/three 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.