



- Positioned In The Popular 'Blackheath' District, South Of Colchester City
- Three Well Proportioned Double Bedrooms & Additional Loft Room
- Added Luxury Of A Self-Contained One Bedroom Annex
- Benefiting From A Wealth Of Integral Storage
- First Floor Family Shower Room & Separate W.C
- Impressive Reception Room
- Kitchen With Fitted Appliances & Rangemaster Stove
- Ground Floor Bedroom/Study/Playroom
- Conservatory
- Low Maintenance Courtyard Style Garden

6 Blenheim Drive, Colchester, Essex. CO2 0AR.

****Guide Price £425,000 - £450,000**** Situated in the Blackheath district of Colchester's vibrant and exciting city centre, this extended and improved four bedroom semi-detached family home commands a favourable position within this cul-de-sac. Offering versatile living for the expanding family, a wealth of reception and bedroom space is on offer, as well as it's owners being spoilt with the added luxury of a fully self-contained one bedroom annexe. This home is a short stretch from an array of useful shops & amenities and is also supported by an excellent bus network into the city centre - home to an array of restaurants, bars and leisure facilities. A selection of favourable schooling is also close by.



Property Details.

Ground Floor

Entrance Hall

UPVC door to front aspect, window to side aspect, tiled floor, radiator, inset spotlights, stairs to first floor, glazed doors to:

Study/Play Room/Additional Bedroom

4.86m x 2.37m (15' 11" x 7' 9") - UPVC window to front aspect, radiator, inset storage cupboard

Reception Room



7.53m x 3.71m (24' 8" x 12' 2") UPVC window to front aspect, UPVC retractable patio doors to rear aspect, radiator x2, feature fire place, inset communication points, glazed double doors to:

Kitchen



4.08m x 2.82m (13' 5" x 9' 3") A variety of fitted base and eye level units with work surfaces over, inset sink, drainer and tap over, inset washing machine, dishwasher, fridge/freezer & Rangemaster stove with extractor fan over, tiled splashback, tiled floor, inset spotlights, open plan to:

Conservatory



3.87m x 2.59m (12' 8" x 8' 6") UPVC window to rear and side aspect, UPVC doors to side aspect, tiled floor, radiator

First Floor

First Floor Landing

Stairs to ground and loft room, radiator, storage cupboard with radiator, further doors to:

Master Bedroom



3.87m x 3.59m (12' 8" x 11' 10") UPVC window to front aspect, radiator, wall mounted lights, mood lighting

Property Details.

Bedroom Two



4.51m x 3.59m (14' 10" x 11' 9") UPVC window to rear aspect, radiator, wall mounted picture light, vanity wash hand basin, mood light

Bedroom Three

2.46m x 3.85m (8' 1" x 12' 8") UPVC window to front aspect, radiator

Shower Room



W.C, vanity wash hand basin, chrome wall mounted towel rail, double width shower cubicle, inset spotlights, tiled floor

W.C

W.C, radiator, vanity wash hand basin, UPVC window to rear aspect, inset spotlights

Second Floor (Loft Room)

Loft Room



7.17m x 3.72m (23' 6" x 12' 2") Velux windows to front and rear aspect, radiator, eaves storage, built in wardrobes

Annexe

Annexe Living Room

4.8m x 4.8m (15' 9" x 15' 9") Tri-folding doors, obscure windows to front aspect, inset spotlights, communication points, electric heating, stairs to bedroom space, access to:

Annexe Kitchen

A variety of base and eye level fitted units with work surfaces over, space under counter for appliances, inset sink, drainer and taps over, Rangemaster Stove with extractor fan over, tiled floor, access to:

Annexe Shower Room & W.C

W.C, vanity wash hand basin, tiled floor, electric shower, Velux window, inset storage, inset spotlights

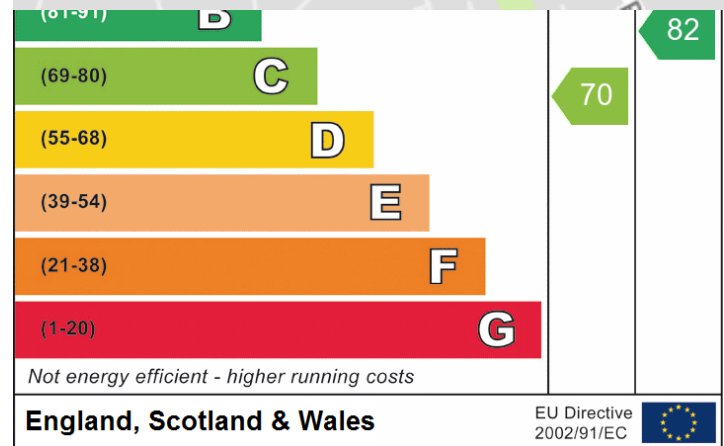
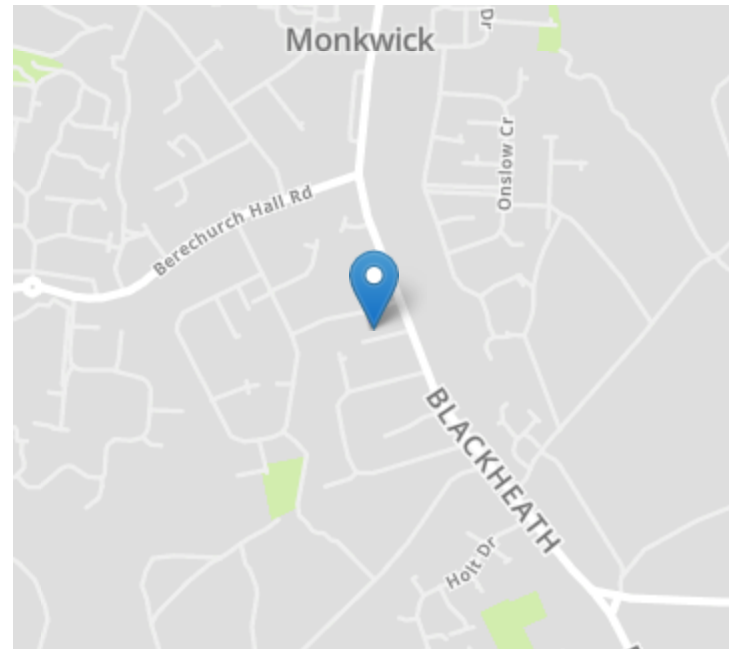
Annexe Bedroom

3.03m x 2.73m (9' 11" x 8' 11") Inset spotlights

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.