



- Exceptional Three Bedroom Detached Bungalow
- Offered To Market On A Chain Free Basis!
- Two Double Bedrooms & A Sizeable Third Bedroom
- Family Bathroom Suite
- En-Suite Shower Room To Master Bedroom
- Modern Fitted Kitchen With Neff Appliances
- Reception Room With Dual Aspect Windows
- Large Landscaped Rear Garden
- Garage & Off Road Parking
- Private Cul-De-Sac Position

1 Heather Drive, Colchester, Essex. CO3 4AH.

****Guide Price £450,000 - £475,000**** Residing in a cul-de-sac of only four homes, this exceptional three bedroom detached bungalow commands a favourable position, in an ever popular West Colchester position. This bungalow offers a wealth of both bedroom and reception space throughout, boasting a luxury bathroom, en-suite shower room and modern fitted kitchen. It benefits from a stunning and mature private rear garden, a wealth of off road parking and a garage. Within easy access of an array of useful amenities, shops, transport links and more, it really does offer everything needed within walking distance.



Property Details.

Accommodation All On One Level (Bungalow)

Entrance Porch

5' 7" x 3' 2" (1.70m x 0.97m) Entrance door to front aspect, vertical window to front aspect, further glazed door to:

Entrance Hall

18' 1" x 13' 4" (5.51m x 4.06m) (Max) - Window to rear aspect, engineered wood flooring, radiator, inset storage cupboard, window to side aspect, loft access, doors to:

Master Bedroom



10' 8" x 11' 6" (3.25m x 3.51m) Window to rear aspect, radiator, door to:

En-Suite Shower Room



Wall mounted wash hand basin, W.C, chrome wall mounted towel rail, walk in shower cubicle with tiled wall finish, tiled floor, wall mounted mirror, spotlights

Bedroom Two



10' 3" x 11' 9" (3.12m x 3.58m) Windows to side aspect, built in double cupboards, radiator

Bedroom Three



8' 4" x 7' 5" (2.54m x 2.26m) Window to side aspect, radiator

Property Details.

Family Bathroom Suite



Panel bath with mixer tap and additional microphone shower hose attachment, wall mounted wash hand basin, W.C, radiator, tiled walls and floor throughout, extractor fan, inset spotlights, window to side aspect

Kitchen



10' 4" x 15' 8" (3.15m x 4.78m) A modern fitted kitchen comprising of; a range of fitted base and eye level units with work surfaces over and drawers under, inset five ring hob with extractor fan over, brick style tiled splash back, inset double oven, fridge/freezer, dishwasher and washing machine, inset sink, drainer & mixer tap over, inset spotlights, window to rear aspect, door to rear aspect (providing access to rear garden), radiator

Storm Porch

4' 2" x 4' 1" (1.27m x 1.24m) Windows to side and rear aspect, opening to rear garden

Living Room



23' 9" x 12' 0" (7.24m x 3.66m) Window to front & rear aspect, radiator, garden door to side aspect, variety of communication points

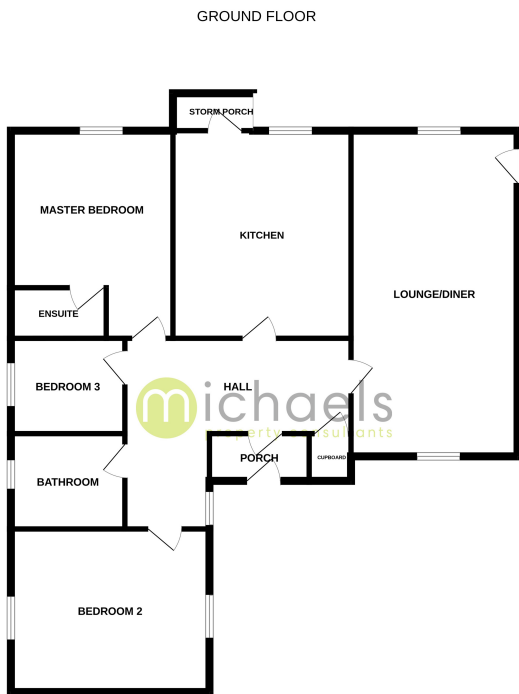
Outside, Garden, Garage & Parking



Outside, the garden can be accessed from both the living room and kitchen and proves to be a real tranquil sanctuary. Accessed from the kitchen, is a double glazed storm porch, of which opens up on to an expansive patio area. An array of raised flower beds are showcased throughout the garden, with the majority of the garden being predominately laid to lawn. A central pebbled area is featured and boundaries are formed by panel fencing. The garden benefits from; an outdoor tap, timber shed, water butt, garage garden door and secure gated side access - ideal for bicycles. An additional section to one side of the bungalow, offers further scope for extension (subject to planning permission). To the front, a wealth of off road parking can be found on a private driveway.

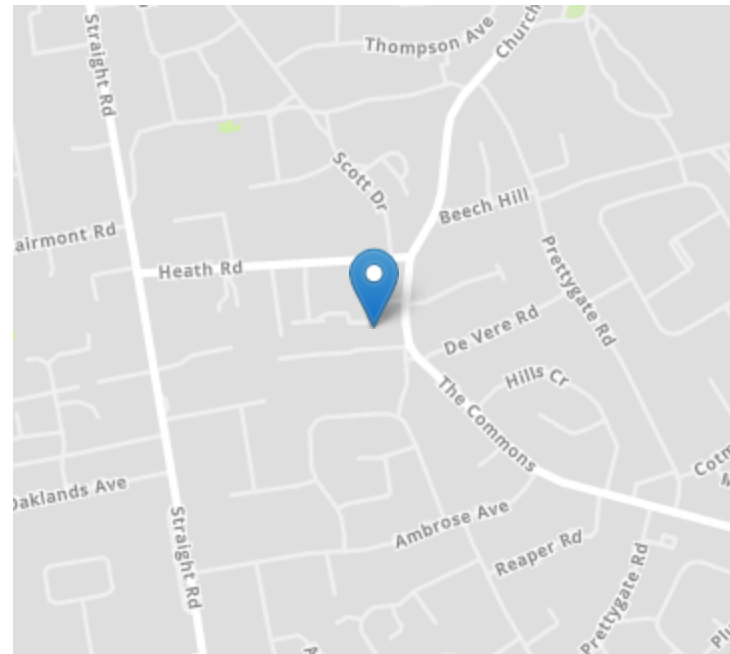
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 of a professional surveyor have not been used and no guarantee as to their quality or efficiency can be given.
Home View Mortgage (2023)

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.