



- Popular Location Close To Colchester's City Centre
- Well-Presented Three Bedroom Semi-Detached Family Home
- Generous & Beautifully Landscaped Garden
- Open Plan Kitchen-Dining Area
- Spoilt With The Luxury Of A Conservatory
- Three Generous Bedrooms
- Reception Room With Bay Window
- Benefitting From A Beautiful Log Cabin With Full Power
- Off Road Parking
- Air Conditioning Throughout

47 Rainsborowe Road, Colchester, Colchester, Essex. CO2 7JU.

This imposing and well appointed bay-fronted, three bedroom semi-detached home is positioned on an ever popular road in central Colchester. Just moments from Colchester's Town Centre & an array of exceptional schooling, this home is presented to market in first class order and has been upgraded and extended throughout.



Property Details.

Ground Floor

Entrance Porch

UPVC entrance door to front aspect, UPVC windows to front and side aspect, further access to:

Entrance Hall

Balustrade stairs to first floor, column radiator, under stairs storage cupboard, open access to kitchen-diner, further door to:

Reception Room

13' 0" x 12' 2" (3.96m x 3.71m) UPVC window to front aspect, feature fireplace, radiator, variety of communication points

Kitchen-Diner



18' 4" x 11' 7" (5.59m x 3.53m) UPVC window to rear aspect, a range of modern fitted base and eye level units with roll top work surfaces over, feature centre island with inset draws, inset sink, drainer and mixer tap over, a variety of appliances including an integrated microwave, space for range style double oven with extractor fan over, space for american style fridge/freezer, washing machine, tiled splashbacks, wood floor throughout, radiator. UPVC french doors to:

Coservatory



UPVC windows to all aspect, UPVC french doors to side aspect (leading to rear garden), wood flooring throughout

First Floor

Stairs to ground floor, loft access, further doors to:

Master Bedroom



12' 3" x 11' 8" (3.73m x 3.56m) UPVC window to front aspect, built in wardrobes, radiator

Property Details.

Bedroom Two



11' 7" x 10' 10" (3.53m x 3.30m) UPVC window to rear aspect, built in wardrobes, radiator

Bedroom Three



7' 10" x 7' 1" (2.39m x 2.16m) UPVC window to rear aspect, radiator, wood flooring throughout

Family Bathroom Suite



UPVC window to front aspect, W.C, vanity wash hand basin, roll top bath with mixer tap and shower attachment over, tiled walls and floor throughout, wall mounted towel rail

Gardens & Parking



Sitting on a in impressive plot, this home boasts generous gardens, commencing with a large raised decking area and the remainder laid to lawn, with an array of meticulously maintained hedge borders. It is set back from the road and enclosed by further hedge boundaries and offers off road parking for multiple vehicles. Side access is secured behind handsome cast iron gates and leads on to an exceptional detached log cabin with full power, lighting and downlighters - of which could be utilised into the ideal home office.

Log Cabin



18' 6" x 9' 6" (5.64m x 2.90m) Log cabin featuring full power and UPVC windows and French doors, insulated roof

Location

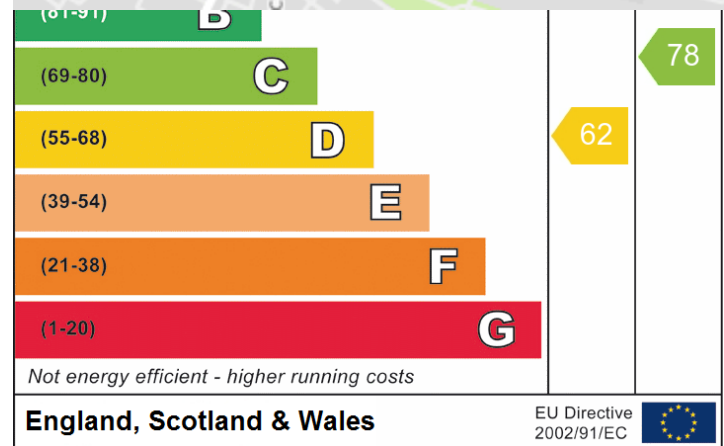
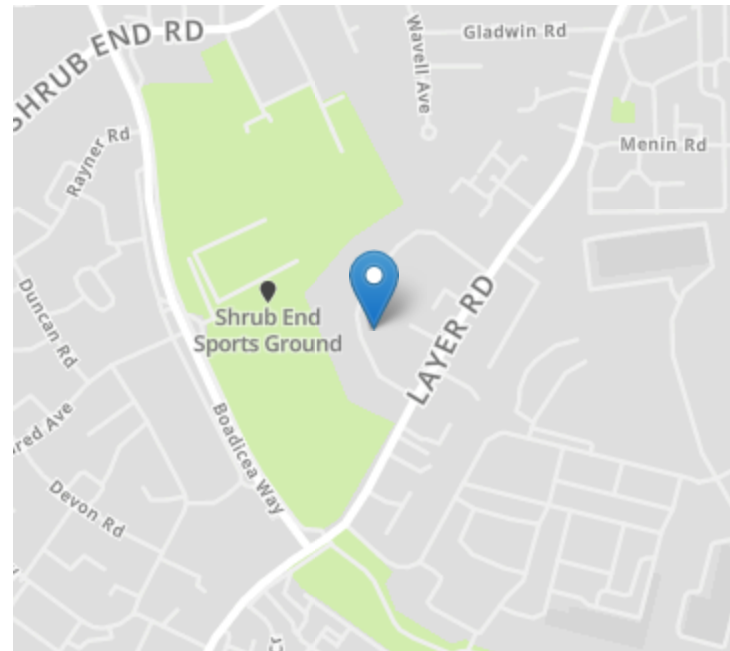
Rainsborowe Road is positioned in central Colchester, on a peaceful 'U' road and within moments of Colchester's Town Centre. It is also within walking distance of a Sainsburys local and serves an excellent bus route. Within an array of excellent schooling close by, leisure facilities and in a desirable neighbourhood it makes the ideal family home.

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.