



- Guide Price £450,000 - £475,000
- A Substantial Detached Family Home
- Four Generous Bedrooms
- En-Suite Shower Room And Recently Re-Fitted Bathroom
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Cloakroom
- Garage And Driveway Providing Off Parking

48 Jefferson Close, Colchester, Essex. CO3 9DR.

Guide Price £450,000 - £475,000 Located with views over Lexden King George playing field to the rear is this substantial four bedroom detached house offering an abundance of living space with excellent access to great local schooling, Tollgate Retail Park and Colchester Town Centre. An ideal home for the growing family this exceptional property offers an entrance hall which leads through to a downstairs cloakroom, a spacious living room, a further reception room/dining room and a fitted kitchen. To the first floor, there is four well proportioned bedrooms with the master suite offering a built in wardrobe and a tiled en-suite shower room.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With UPVC double glazed window to side, radiator, built in cupboard, stairs rising to first floor, doors to;

WC

With UPVC double glazed obscure window to side, radiator, wash hand basin, close coupled WC.

Living Room



18' 5" x 10' 8" (5.61m x 3.25m) With UPVC double glazed window to rear, radiator, open to;

Dining Room



12' 4" x 11' 8" (3.76m x 3.56m) With UPVC double glazed patio doors to rear, radiator, under stairs storage cupboard, door to;

Kitchen



14' 11" x 8' 3" (4.55m x 2.51m) With UPVC double glazed single door to side and window to front, tiled flooring, radiator, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset sink and drainer, double oven, space for kitchen appliances, four ring gas hob with extractor hood over, plumbing for washing machine.

First Floor

Landing

With airing cupboard, doors to;

Bedroom One



12' 2" x 11' 2" (3.71m x 3.40m) With UPVC double glazed window to front and side, radiator, built in wardrobe.

Property Details.

En-Suite Shower Room



With UPVC double glazed obscure window to front, fully tiled suite offering a wash hand basin, enclosed cistern WC, shower cubicle.

Bedroom Two



10' 9" x 10' 4" (3.28m x 3.15m) With UPVC double glazed window to rear, radiator, built in wardrobe.

Bedroom Three

9' 8" x 7' 0" (2.95m x 2.13m) With UPVC double glazed window to rear, radiator, built in wardrobe.

Bedroom Four

9' 11" x 8' 6" (3.02m x 2.59m) With UPVC double glazed window to front, radiator, built in cupboard.

Bathroom



A recently refurbished bathroom suite, fully tiled with marble effect tiling, UPVC double glazed obscure window to side, wash hand basin, close coupled WC, panelled bath with shower screen and rainfall shower over.

Outside

Rear Garden



A generous rear garden enclosed by panel fencing with gated side access and a rear gate providing direct access to Lexden King George playing field. The garden offers a patio area and a large lawn and provides direct access to the garage.

Garage

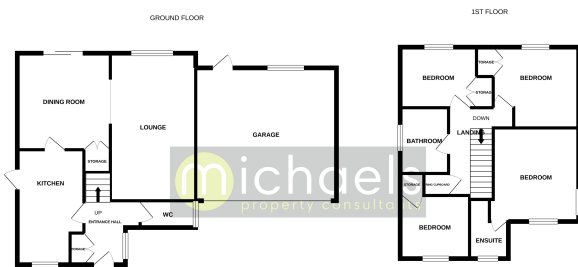
17' 9" x 16' 5" (5.41m x 5.00m) With up and over door to front, window and door to rear, power and light connected.

Driveway

Located in front of garage providing ample off road parking.

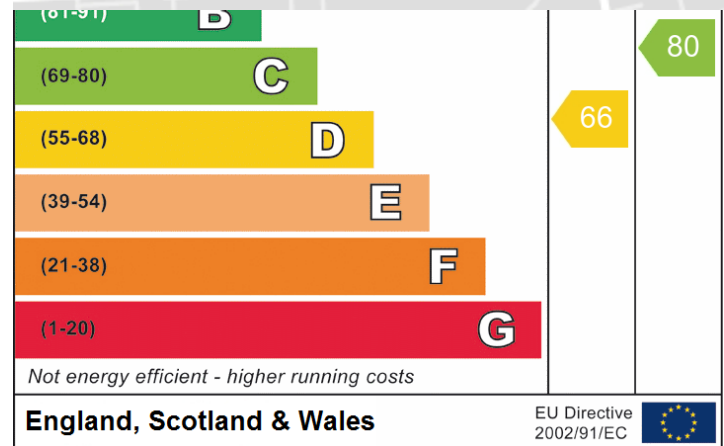
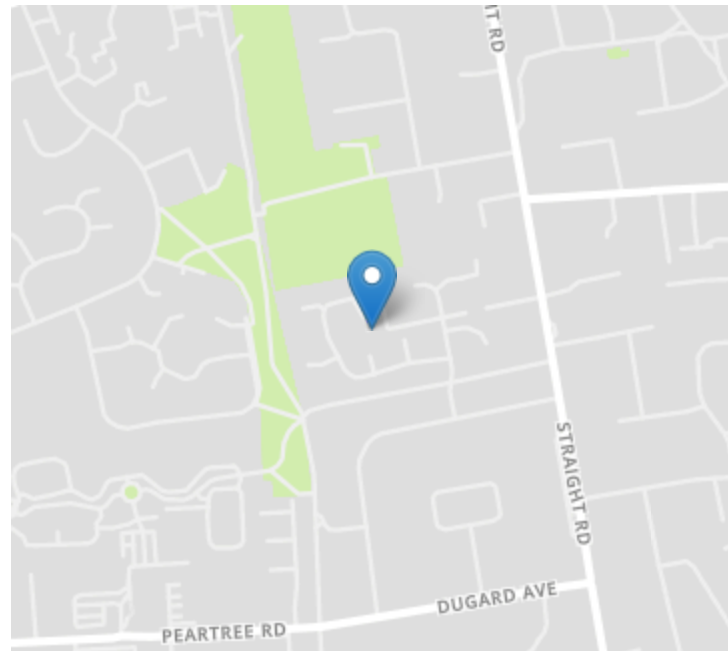
Property Details.

Floorplans



These plans should be taken as an indication of the proposed construction, measurements, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The plans, floor plans, photos and any other information are provided as a guide only and should not be relied upon for any purpose. The actual construction and any other items may vary from those shown on the plans and no guarantee is given for any errors, omissions or inaccuracies.

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.