



- Four Bedroom Detached Property
- Two Reception Rooms
- Family Bathroom & Ground Floor Cloak Room
- Modern Fitted Kitchen
- Garage & Parking for Three Cars
- South Facing Rear Garden
- Very Sough After Location
- Close Proximity To The A12 And Local Amenities/Schooling
- Must Be Viewed To Be Appreciated

1 The Pippins, Dinsdale Close, COLCHESTER, Essex. CO4 3BJ.

Located within a small cul-de-sac of only five properties is this beautifully presented detached family home. The property is within close proximity to The Hythe train station offering links to London Liverpool Street, a wealth of shops and amenities and good access to the A12. The property comprises of a generous and welcoming entrance hall, ground floor cloak room, a sizeable bedroom/study, modern fitted, high quality kitchen, separate dining room and spacious living room to complete the ground floor. The first floor offers three double bedrooms and family bathroom. The south facing rear garden has sun patio and an array of flower beds, trees and plants.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, under stairs storage cupboard, oak flooring, radiator.

Dining Room



11' 7" x 8' 11" (3.53m x 2.72m) UPVC window to front aspect, radiator, oak flooring, double doors to:

Living Room



16' 3" x 11' 9" (4.95m x 3.58m) UPVC bay window to side aspect, french doors leading to the rear garden, oak flooring, T.V & phone points, radiator.

Cloakroom

UPVC window to side aspect, low level WC, pedestal wash hand basin, oak flooring, radiator.

Kitchen



10' 2" x 9' 8" (3.10m x 2.95m) UPVC window to rear aspect, a range of base and eye level units with work surface over, inset sink unit with tap and drainer, five ring AEG gas hob with extractor hood over, integrated double AEG oven and microwave, integrated washing machine, dishwasher, and fridge/freezer, oak flooring, radiator.

Study/Bedroom Four



11' 9" x 10' 10" (3.58m x 3.30m) UPVC window to front aspect, oak flooring radiator.

First floor

Landing

Velux window, access to a fully boarded loft, airing cupboard, radiator.

Property Details.

Bedroom One



15' 7" x 13' 2" (4.75m x 4.01m) UPVC window to front and side aspects, built in mirror fronted wardrobes, radiator.

Bedroom Two



12' 4" x 8' 9" (3.76m x 2.67m) UPVC window to front aspect, built in wardrobes, radiator.

Bedroom Three

9' 8" x 8' 9" (2.95m x 2.67m) Velux window to front aspect, radiator.

Family Bathroom



Velux window to rear aspect, low level WC, pedestal wash hand basin, panel bath with shower over, part tiled walls, shaver point, tiled floor, radiator.

Garden



The south facing rear garden offers a sun patio area, garden tap, green house & shed, mature plants, tree and flower beds, gated side access, fully enclosed by panel fencing.

Garage & Driveway

The garage offers power and light with an up and over door and storage above. The drive way offers private parking with further parking within the cul de sac.

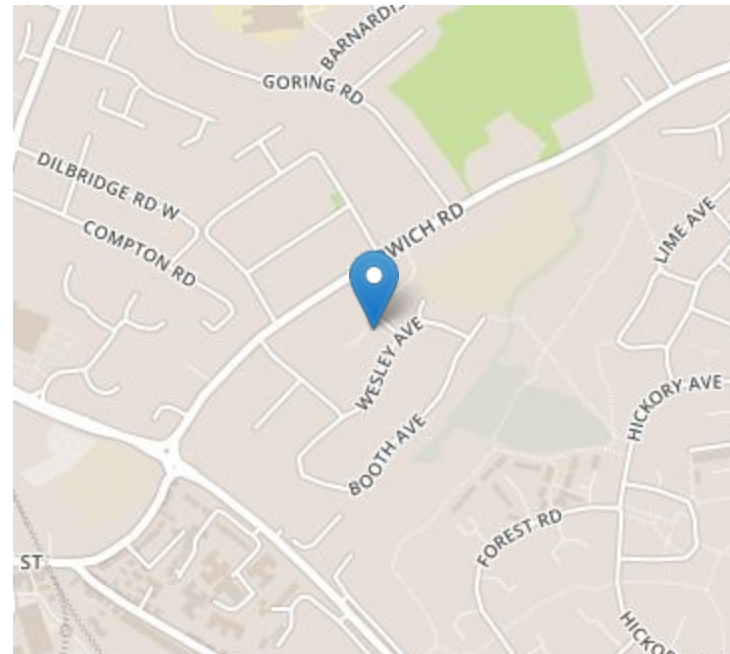
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	84
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		73	83
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.