



- A Four Bedroom Detached Family Home
- Residing In A Peaceful Cul-De-Sac
- Commanding A Favourable Corner Plot Position
- Double Garage & Off Road Parking On A Private Driveway
- Downstairs Cloakroom
- Shaker Style Kitchen-Diner With Dual Range Oven
- Warm & Inviting Reception Room With Gas Fireplace
- Conservatory
- Master Bedroom With En-Suite Shower Room
- Tiled First Floor Family Bathroom

52 Howards Croft, Colchester, Essex. CO4 5FP.

****Guide Price £450,000 - £475,000**** Commanding a favourable corner plot, this excellent four bedroom detached family home is situated to the North of Colchester within a peaceful cul-de-sac and is pleasantly positioned opposite Mile End Recreational Field. A home that has been cherished throughout its ownership, it offers generous reception and bedroom space throughout, as well as boasting a generously proportioned, large and enclosed rear garden. This family is well-connected by public transport links to Colchester's North Station, offering links to London Liverpool Street within the hour. A12 access is also within easy reach, on the Ipswich/London corridor.



Property Details.

Ground Floor

Entrance Hall

1.94m x 5.76m (6' 4" x 18' 11") Entrance door to front aspect, window to side aspect, stairs to first floor, under-stairs cupboard, doors and access to:

Cloakroom

Wash hand basin, tiled walls, W.C., window to side aspect

Kitchen/Diner



5.65m x 3.99m (18' 6" x 13' 1") A modern fitted kitchen-diner comprising of; a range of base and eye level fitted units with work surfaces over, dual range style oven with extractor fan over, inset ceramic sink, drainer and tap over, space and plumbing for further appliances including; dishwasher, washing machine, tumble dryer, fridge/freezer, glazed door to side aspect (x2) leading to rear garden, window to side aspect, radiator

Reception Room



3.42m x 5.92m (11' 3" x 19' 5") Bay-window to rear aspect, radiator x2, feature gas fireplace, doors to:

Conservatory



Window to side and rear aspect, patio doors to side aspect (leading to rear garden), wall mounted electric heater, tiled floor

First Floor

Landing

Window to side aspect, stairs to ground floor, airing cupboard, loft access, doors and access to:

Property Details.

Master Bedroom



3.47m x 3.86m (11' 5" x 12' 8") Window to front aspect. radiator, door and access to:

En-Suite Shower Room

W.C., wash hand basin, shower cubicle, 1/2 tiled walls, window to side aspect

Bedroom Two



2.57m x 3.73m (8' 5" x 12' 3") Window to rear aspect, radiator

Bedroom Three

3.42m x 2.16m (11' 3" x 7' 1") Window to front aspect radiator

Bedroom Four

3.41m x 2.12m (11' 2" x 6' 11") Window to front aspect, radiator

Bathroom



2.72m x 1.67m (8' 11" x 5' 6") Window to side aspect vanity basin, panel bath with shower and screen, W.C, radiator

Outside



Venture outside and you will immediately appreciate the impressive garden on offer, commencing with patio - the ideal place for outdoor seating furniture and enjoying panoramic views of the well-manicured outside space. The remainder of the garden is predominately laid to lawn and mature hedges and conifers provide shelter and privacy from the neighbouring properties. As previously mentioned, parking is available on a private driveway comfortably for two vehicles, with further parking easily accessible on road for residents and visitors without restriction.

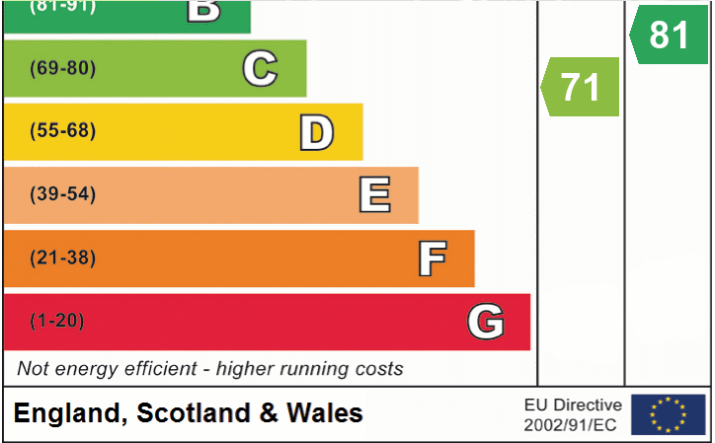
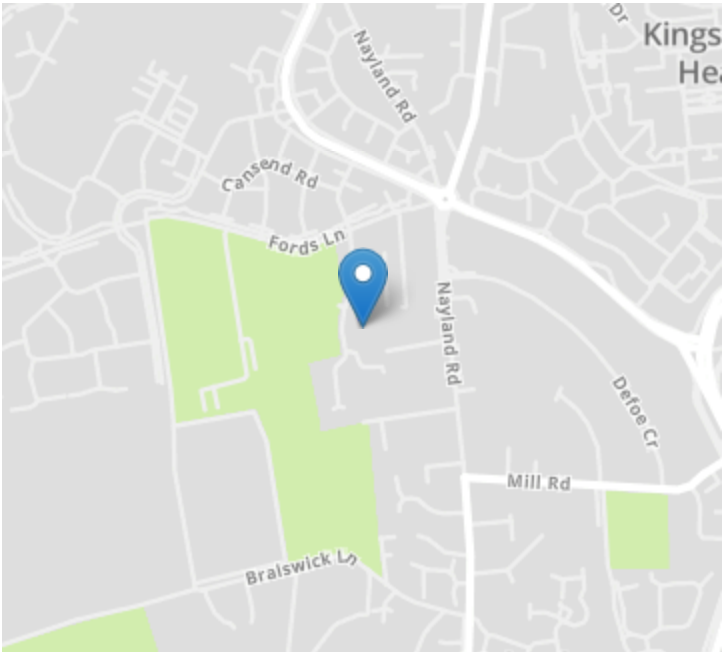
A double garage is accessible via two up and over doors, with the garage featuring full power.

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.