



- A Substantial & Extended Four Bedroom Semi- Detached Family Home
- Close To An Array Of Amenities, Shops, City Centre & Schools
- Focal Kitchen/Dining/Family Room With High-Specification Finishes
- Reception Room With Bay Window & Fireplace
- Ground Floor Cloakroom & Entrance Porch
- Three Excellent First Floor Double Bedrooms
- Luxury First Floor Family Bathroom
- Second Floor Master Suite With Dressing Room & En-Suite Shower Room
- Impressive Rear Garden With Added Benefit Of A Garden Room
- Off Road Parking On A Private Driveway

## 76 Rainsborowe Road, Colchester, Colchester, Essex. CO2 7JS.

Michaels Property Consultants are pleased to present an exciting opportunity to acquire a substantially upgraded and improved four bedroom semi-detached family home, commanding a favourable position along a peaceful residential road situated within close proximity of Colchester's vibrant and historic city centre. Complete with high specifications throughout and offering versatile living across three very spacious floors of accommodation, this well-appointed home is ideal for the modern-day expanding family. Residing within easy access of an array of primary and secondary schooling, as well as short walk to a Sainsburys local store, it offers a wealth of useful amenities and services close by. It also backs on to West End Sports Ground, allowing the property to enjoy a vast amount of open greenery to the rear.





# Property Details.

## Ground Floor

Entrance Porch

Entrance Hall

Downstairs W.C.

Store Cupboard

Reception Room



14' 0" x 15' 0" (4.27m x 4.57m)

## Kitchen/Dining/Family Room



25' 0" x 19' 2" (7.62m x 5.84m)

## First Floor

Landing

## Bedroom Two



20' 6" x 9' 2" (6.25m x 2.79m)

## Bedroom Three



11' 8" x 13' 3" (3.56m x 4.04m)

## Bedroom Four



12' 2" x 11' 0" (3.71m x 3.35m)

# Property Details.

## Bathroom



7' 10" x 5' 7" (2.39m x 1.70m)

## Dressing Area



7' 10" x 13' 11" (2.39m x 4.24m)

## Second Floor

### Second Floor Landing

### Master Bedroom



11' 0" x 9' 11" (3.35m x 3.02m)

### En-Suite Shower Room



7' 2" x 7' 0" (2.18m x 2.13m)

## Outside, Garden, Garden Room & Parking

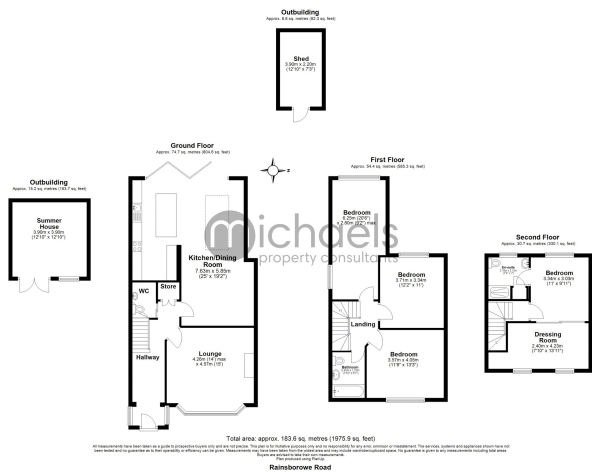


Outside, a well-proportioned and landscaped, west facing rear garden is available, immediately commencing with a paved area that is ideal for outdoor al-fresco dining and seating. Proving to be a sun trap, the garden features a large section that is predominately laid to lawn, with boundaries formed by panel fencing. The garden is further enhanced with a cedar wood garden room, that enjoys full power and could be used as a home office, gym or playroom. A garden storage room is also on offer, ideal for bicycles etc. To the front, secure gated side access is available, whilst off road parking for two/three vehicles is available on a private driveway.

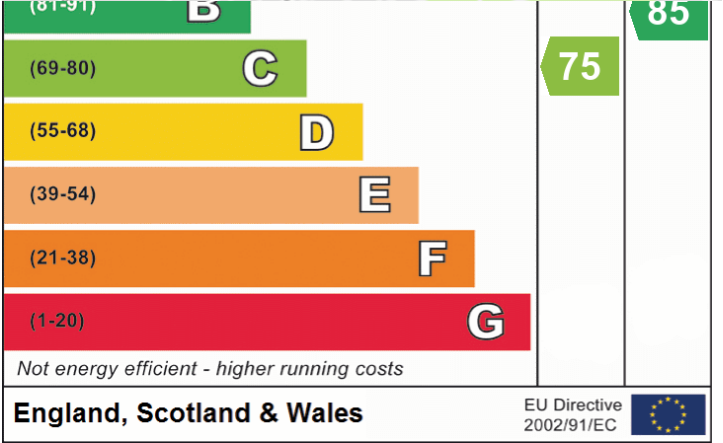
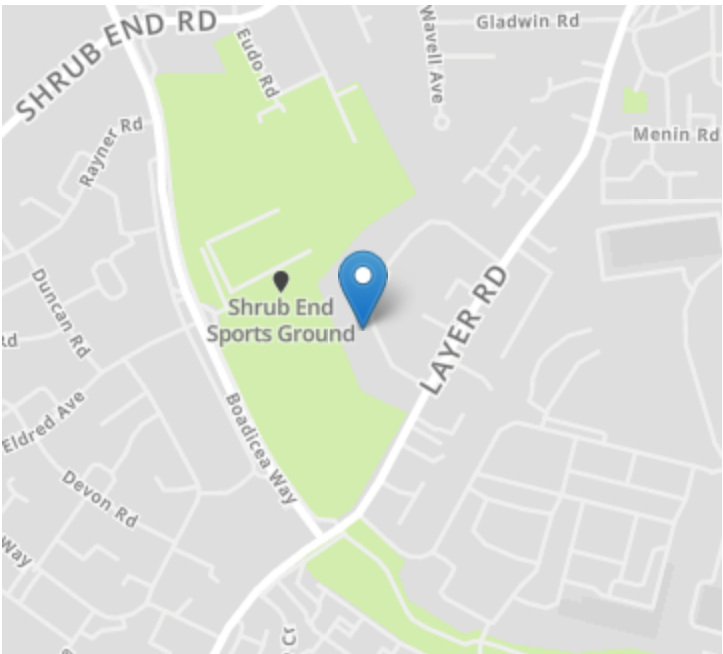


# Property Details.

## 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.