



- Beautiful Example Of A Three/Four Bedroom Detached Family Home
- Very Sizeable Living Accomadation On the Ground Floor
- Cloak Room and Family Bathroom
- Modern Fitted Kitchen
- Two/Three Reception Rooms
- Three First Floor Bedrooms With Built in Storage
- Private Rear Garden
- Garage & Off Road Parking For Three Cars

### 5 The Pippins, Dinsdale Close, COLCHESTER, Essex. CO4 3BJ.

Situated on an elevated position within a small cul-de-sac of only five properties is this beautifully presented detached four bedroom family home. The property comprises of a generous entrance hall, very sizeable ground floor cloak room, fourth bedroom/study, modern fitted kitchen, separate dining room with double doors opening onto the spacious living room to complete the ground floor. The first floor offers three double bedrooms - all with built in wardrobes and a high specification family bathroom. The low maintenance rear garden has sun patio with the remained laid to lawn, an array of flower beds, trees and plants.





# Property Details.

## Ground Floor

### Entrance Hall

Wood flooring, stairs rising to first floor, under stairs cupboard, radiator, doors leading to;

### Cloak Room

Double glazed window to side aspect, low level WC, wash hand basin, radiator.

### Playroom/Bedroom Four

10' 7" x 11' 9" (3.23m x 3.58m) Double glazed window to front aspect, wood flooring, radiator.

### Kitchen



9' 7" x 10' 14" (2.92m x 3.40m) Double glazed window to rear aspect, a range of wall and base units over an area of roll edge work surface, inset one and half bowl sink and drainer unit, tile splash backs, two electric ovens, four ring gas hob, plumbing for a washing machine and dish washer, space for fridge freezer, tiled flooring, radiator.

## Living Room



11' 7" x 16' 2" (3.53m x 4.93m) UPVC French doors leading to the rear garden, gas fire place, T.V and phone points, radiator, wood floorings, double doors opening onto the dining room.

## Dining Room



8' 1" x 11' 7" (2.46m x 3.53m) Double glazed window to front aspect, wood flooring, radiator, door leading to the entrance hall way.

## First Floor

### Landing

Access to loft, airing cupboard, radiator, doors leading to;

# Property Details.

## Bedroom One



15' 9" x 13' 11" (4.80m x 4.24m) Double glazed window to front aspect, double built in wardrobes, radiator.

## Bedroom Two



10' 18" x 8' 9" (3.51m x 2.67m) Double glazed window to front aspect, built in wardrobe, radiator.

## Bedroom Three



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

## Family Bathroom



Velux window, low level WC, vanity wash hand basin, panel bath with mixer taps and shower over, chrome heated towel rail, partly tiled walls.

## Rear Garden



The un overlooked rear garden comprises of a patio area, fully laid to lawn with tree, bush and flower borders, garden tap, garden shed to remain, further side garden with a secure gate to the front of the property, fully enclosed by panel fencing.

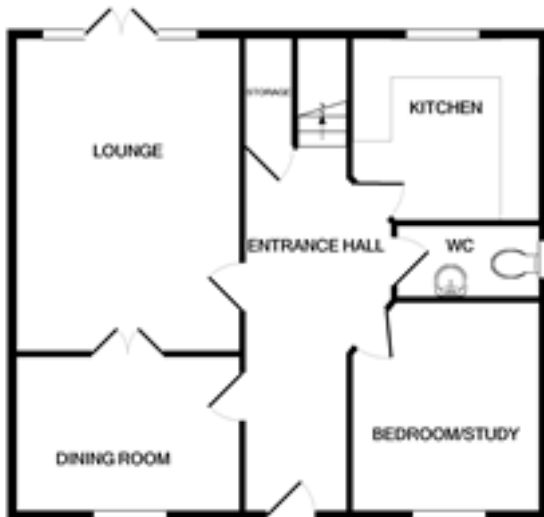
## Garage & Parking

To the front of the property there is a single garage with power and light connected with up and over door. To the front of the garage there is a private driveway with a further parking area to the side for two cars.

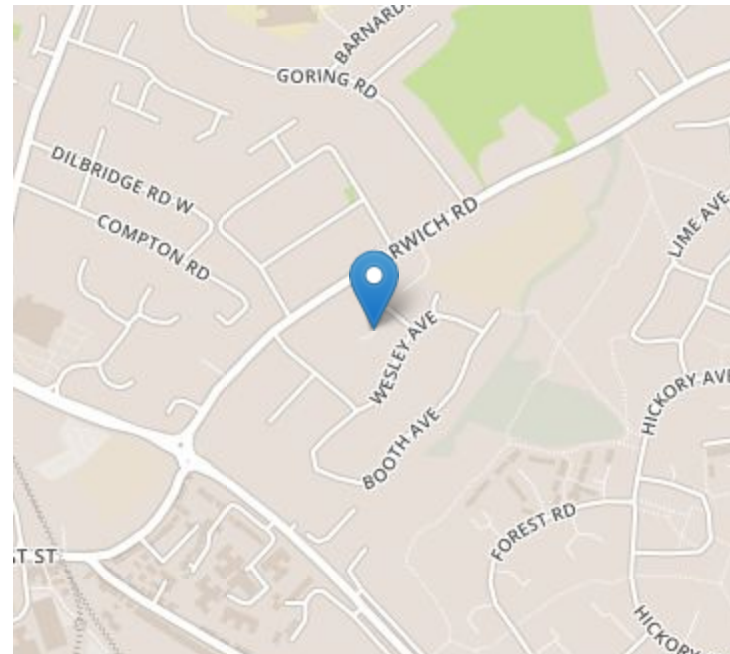


# Property Details.

## Floorplans



## Location



## Energy Ratings

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.