



- A Beautiful & Tastefully Refurbished Bay Fronted Semi-Detached House
- New Windows, Doors, Electrics, Plumbing And Heating Throughout
- A Stunning Open Plan Kitchen/Dining/Family Room With Bi-Folding Doors To The Rear Garden
- Contemporary Kitchen With Quartz Worktops And Bosh Appliances
- Modern Four Piece Bathroom Suite
- Separate Living Room With Feature Bay Window

9 Rowallan Close, Colchester, Essex. CO3 4ST.

An excellent opportunity to acquire this exceptionally refurbished and extended three bedroom semi-detached home, nestled at the end of a peaceful and desirable cul-de-sac located to the west of Colchester with easy access to the Town Centre, local amenities and some of the country finest schools. Upgraded and improved by the current owners this stunning home would make an ideal family home for any prospective purchaser. The property has been meticulously refurbished and offers a range of high end fittings, brand new windows, electrics, plumbing and heating throughout.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With Moduleo flooring, radiator, storage cupboard, utility cupboard, stairs rising to first floor and oak door to;

WC

With Moduleo flooring, spotlight, wash hand vanity basin, close coupled WC.

Kitchen/Dining/Family Room



20' 02" x 18' 0" (6.15m x 5.49m) With Bi-folding doors to rear, UPVC window to rear, Moduleo flooring, spotlights, three wall hung radiators, a contemporary fitted kitchen offering a range of matching eye level and base units with Quartz worktops over, inset sink and drainer with instant boiling hot water tap, integrated fridge/freezer, BOSCH oven, induction hob and extractor hood, double doors to living room.

Living Room



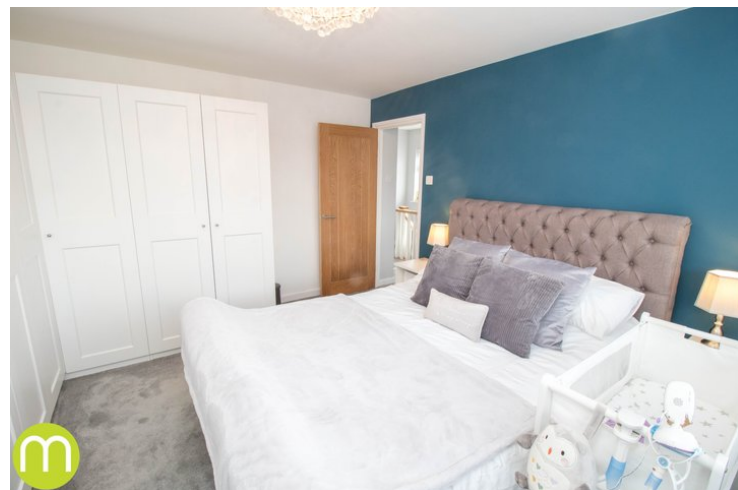
13' 10" x 11' 10" (4.22m x 3.61m) With UPVC double glazed bay window to front, radiator, TV point.

First Floor

Landing

With UPVC double glazed window to side, loft access (the loft is partially boarded and offers light), spotlights, oak doors to;

Bedroom One



13' 6" x 11' 1" (4.11m x 3.38m) With UPVC double glazed bay window to front, radiator.

Property Details.

Bedroom Two



11' 11" x 11' 9" (3.63m x 3.58m) With UPVC double glazed window to rear, radiator, built in wardrobe.

Bedroom Three



8' 2" x 7' 1" (2.49m x 2.16m) With UPVC double glazed window to front, radiator, Moduleo flooring.

Family Bathroom

A four piece contemporary bathroom suite offering a UPVC double glazed obscure window to rear, heated towel rail, Moduleo flooring, double walk in shower cubicle, bath, close coupled WC, wash hand basin.

Outside

Rear Garden



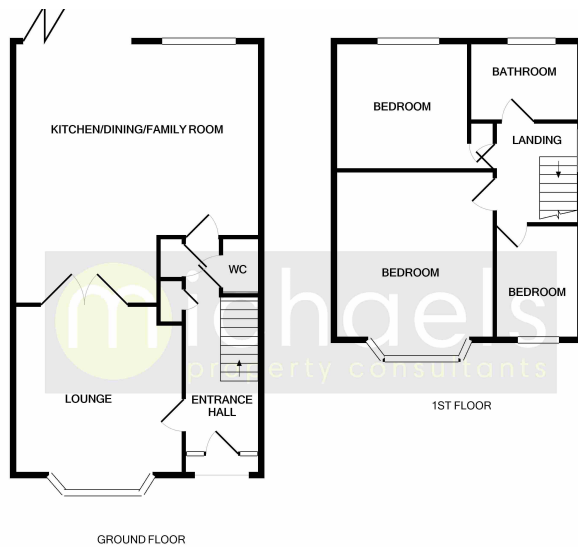
The rear garden has also been landscaped and offers a porcelain tiled patio and lawn whilst the garden is enclosed by fencing with gated side access. There is also a garden shed which has power and light connected.

Front Of The Property

To the front there is a generous block paved driveway which provides off road parking for several cars.

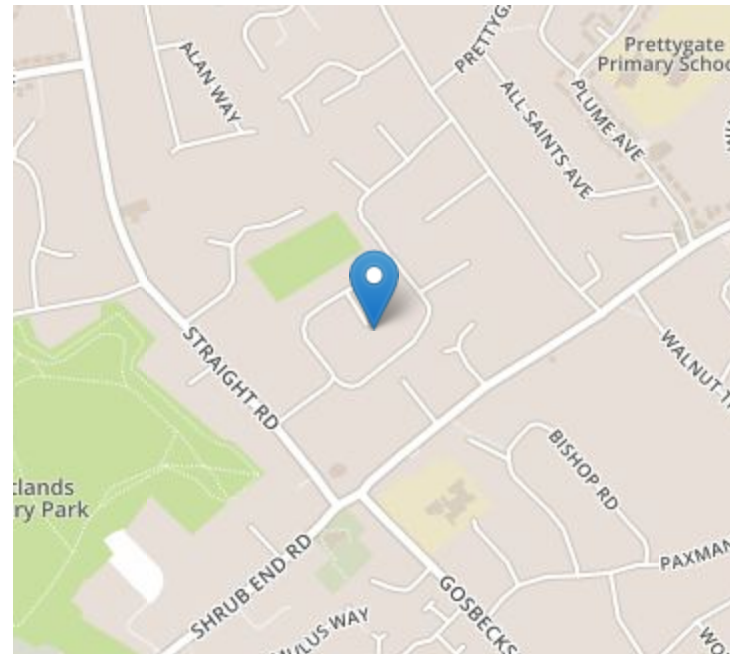
Property Details.

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

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.