



- Four Bedroom Detached Family Home
- Four Double Bedrooms
- Family Bathroom Suite
- Two Reception Rooms
- Downstairs W.C
- Modern Fitted Kitchen With Integrated Appliances
- Private Rear Garden & Off Road Parking
- Garage With Full Power & Lighting

### 17 Heathfields, Eight Ash Green, Colchester, Essex. CO6 3QP.

Positioned favorably to the West of Colchester and within moments of an array of excellent local amenities, this spacious four bedroom detached family home is situated in the ever popular village of Eight Ash Green. The location is convenient and ideal for the expanding family, providing unrestricted access to the A12, the increasingly expanding and ever improving Tollgate Retail Park, excellent primary & secondary schooling and on a fantastic bus route providing great access into Colchester's popular Town Centre.





# Property Details.

## Entrance Hall

9' 2" x 6' 0" (2.79m x 1.83m) Entrance door to front aspect, radiator, inset coconut matt, UPVC window to front aspect, radiator, telephone point, stairs to first floor, further doors to:

## Downstairs Cloakroom

W.C, wall mounted wash basin, engineered wood flooring, UPVC window to front aspect, tiled splash

## Living Room



12' 8" x 13' 7" (3.86m x 4.14m) UPVC retractable doors to rear aspect (leading to private rear garden), vertical radiator, television ariel point, ceiling rose, double doors to:

## Dining Room



15' 6" x 10' 0" (4.72m x 3.05m) UPVC window to rear aspect, serving area to kitchen, under stairs storage cupboard, radiator

## Kitchen



9' 0" x 10' 4" (2.74m x 3.15m) Variety of modern fitted white gloss base and eye level with working surfaces over, inset five ring gas hob with extractor fan over, inset electric fan assisted oven and grill, engineered wood floor, tiled splash back, integrated SMEG dishwasher, integrated fridge/freezer, inset stainless steel sink with drainer and tap over, vertical radiator, UPVC window to front aspect, UPVC side door to side aspect (providing access to rear garden)

## First Floor

### First Floor Landing

Stairs to ground floor, loft access above, radiator, UPVC window to rear aspect, airing cupboard, further doors to:

### Master Bedroom



13' 0" x 11' 2" (3.96m x 3.40m) UPVC window to rear aspect, radiator, x2 storage cupboards, further door to:

### Ensuite Bathroom

Tiled walls, shower with curtain, glass block panel feature wall

# Property Details.

## Bedroom Two



9' 4" x 10' 2" (2.84m x 3.10m) UPVC window to front aspect, built in double wardrobes & overhead storage, radiator

## Family Bathroom Suite



UPVC window to front aspect, pedestal wash hand basin, W.C, panel bath with screen and shower over, radiator, tiled walls

## Bedroom Three



13' 0" x 6' 5" (3.96m x 1.96m) UPVC window to rear aspect, radiator

## Bedroom Four

9' 3" x 7' 5" (2.82m x 2.26m) UPVC window to rear aspect, built in wardrobes and over head storage, radiator

## Rear Garden, Garage & Outside



This family home benefits from a private rear garden, accessible from both the living area and kitchen. The private garden features a raised patio area with the remainder laid to lawn. There are flower beds to either side, enclosed by brick and an array of mature shrubs, plants and bushes throughout - ensuring maximum privacy.

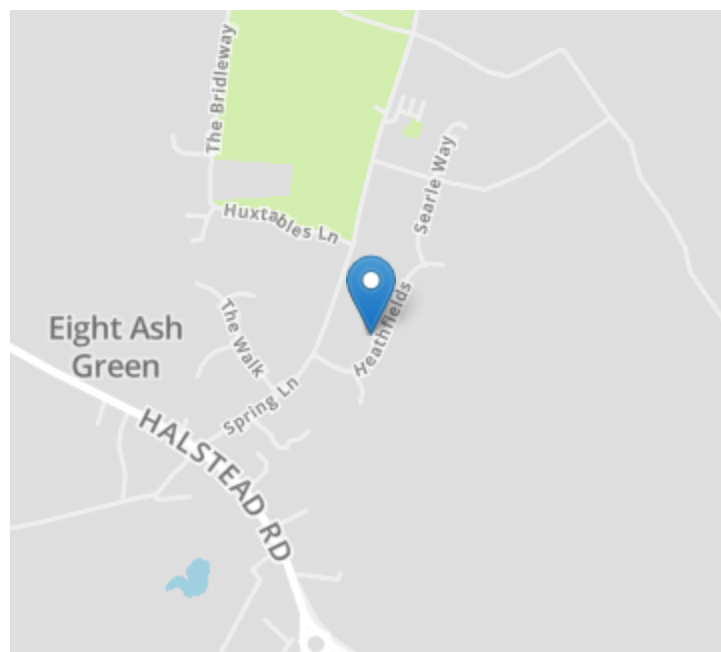
To the front of the property, there is off road parking for multiple vehicles and access to the garage which features full power and an up and over door, ideal for additional storage and making a great utility space.

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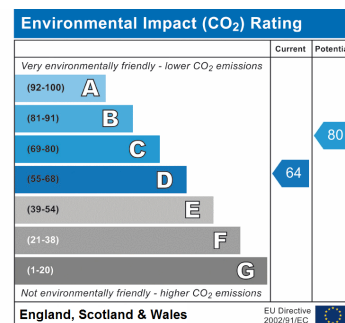
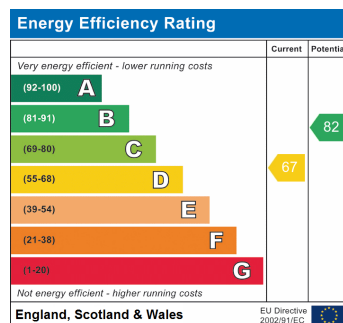
## Floorplans



## 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.