



- High Specification Throughout
- Stunning View Across Middlewick Ranges
- Offering A Wealth Of Space And Modern Features
- Open Plan Accommodation
- Three Generous Bedrooms With Potential For A Fourth
- Ground Floor Shower Room
- Exceptional Garden With A Hot Tub To Remain
- Benefitting A 24ft Kitchen/Dining Room/Family Room
- A Popular Residential Area With Easy Access To Amenities
- Separate Dining Room

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## 25 Abbots Road, Colchester, Essex. CO2 8BE.

\* Guide Price £500,000 to £525,000 \* A unique opportunity to acquire a contemporary three bedroom deceptively spacious family home, which has undergone a full programme of refurbishment, boasting a fantastic open plan layout with an array of modern features. Tucked away from the main road in what feels like a private position to the South of Colchester and within close proximity of the Town, Station and excellent local schools. This fabulous home has been individually designed and built to an exceptional specification and features an array of stylish and spacious accommodation throughout. Highlights include an impressive reception hall, a sizeable dual aspect living room, ground floor shower room and a magnificent open plan kitchen/dining/family space with French doors to opening out onto the rear gardens. To the first floor comprises of three double bedrooms and a luxury bathroom suite.





# Property Details.

## Ground Floor

### Hallway

Main entrance door leading into porch was is a recent addition by the current owners, the main entrance then leads into the hallway comprising of a radiator, fully tiled flooring, a large storage cupboard, door to living room:

### Living Room



20' 3" x 12' 1" (6.17m x 3.68m) UPVC window to front aspect, French doors leading out to patio area, dual aspect windows to side aspect, radiators, spot lighting.

### Dining Room/Bedroom Four



11' 5" x 9' 6" (3.48m x 2.90m) UPVC window to front aspect, spot lighting.

## Kitchen/Dining Area/Family Room



24' 4" x 10' 5" (7.42m x 3.17m) Full range of eye level base units, cupboards and work surfaces, inset sink, integrated dishwasher, fridge freezer, large range cooker, UPVC bay window to rear aspect, radiators, stable door to garden.

### Utility Room

10' 2" x 4' 6" (3.10m x 1.37m) UPVC door to side passage, work surface with space for appliances, stainless steel sink/drainage with underneath unit. spot lights, tiled flooring.

### Shower Room



6' 0" x 5' 9" (1.83m x 1.75m) Fully open glass walk in shower, low level W.C, vanity wash basin with inset unit, tiled walls and flooring, obscured window to front aspect, underfloor heating.

## First Floor

### Landing

Access loft hatch, UPVC window to side aspect.

# Property Details.

## Master Bedroom



13' 5" x 10' 0" (4.09m x 3.05m) UPVC window to rear aspect, radiator, spot lights.

## Bedroom Two



12' 0" x 10' 2" (3.66m x 3.10m) UPVC window to rear aspect, spot lights.

## Bedroom Three

10' 8" x 9' 9" (3.25m x 2.97m) UPVC window to front aspect, built in wardrobes.

## Bathroom



9' 9" x 6' 4" (2.97m x 1.93m) Panel bath with shower attached, low level, W.C, vanity unit, chrome heated towel rail.

## Outside



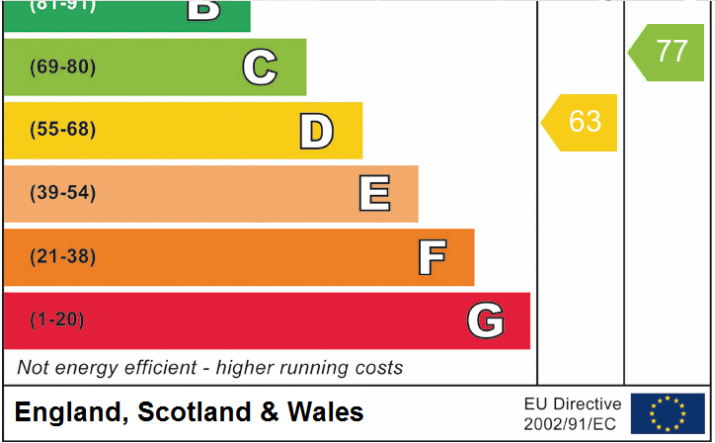
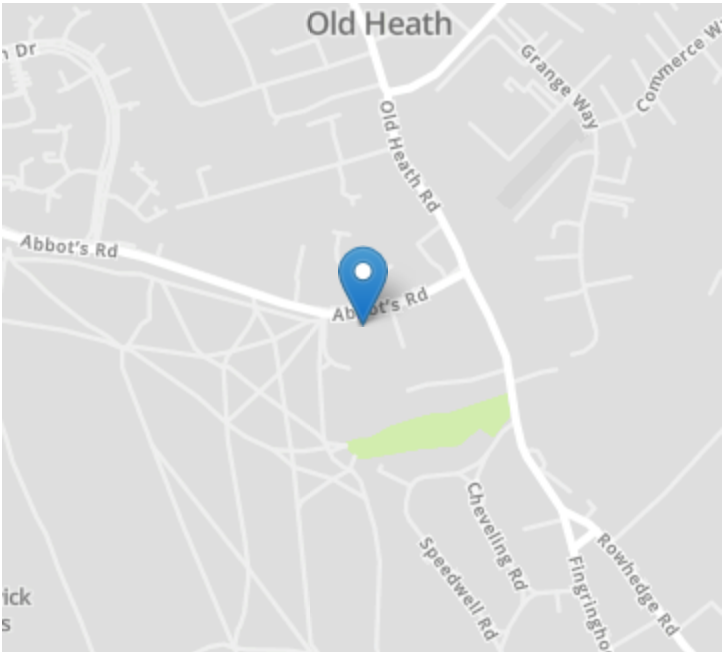
To the front of the property there is a five bar gate that leads to a fully paved driveway, providing off street parking for numerous vehicles. There is a gate to the side giving access to to the rear, offering a fully landscaped rear garden, enclosed by panel fencing and mainly laid to lawn with a large patio area. This beautiful garden further features an outside BBQ area, hot tub and shelter and a timber shed/work shop with both power and light connected.



# 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.