



- Modern Detached Family Home
- Prettygate Location
- Large Living Room
- Open Plan Kitchen/Diner
- Office/Play Room
- Three Double Bedrooms
- EnSuite And Family Bathroom
- Garage And Off Road Parking

23 Plough Drive, Prettygate, Colchester, Essex. CO3 4NX.

Nestled at the end of a peaceful cul-de-sac, in the heart of Prettygate and within easy access of a variety of local amenities is this spacious and modern four bedroom detached family home. The ground floor accommodation consists of a large living room with feature fireplace with double doors leading to an open plan kitchen/diner. There is also the added benefit of a separate W.C and utility room, as well as an additional room suitable for a home office or children's play room. The first floor comprises of three double bedrooms and a single bedroom. There are two bathrooms, one family bathroom suite with separate bath and shower, as well as an en-suite to the master bedroom.



Property Details.

Ground Floor

Entrance Hall

UPVC entrance door to front aspect, storage cupboards, stairs to first floor, radiator, further doors to:

Play Room/Study/Reception Two

8' 11" x 6' 9" (2.72m x 2.06m) UPVC window to front aspect, radiator

Living Room



16' 2" x 10' 5" (4.93m x 3.18m) UPVC window to front aspect, feature fireplace, variety of communication points, double doors to leading to:

Kitchen/Diner



23' 11" x 8' 9" (7.29m x 2.67m) Open plan design and modern fitted kitchen comprising of a range of fitted base and eye level units with working surfaces over, integrated electric fan assisted oven & grill, inset hob with extractor fan over, integrated dishwasher, inset sink & drainer with mixer tap over, space for freestanding fridge/freezer, UPVC French doors to rear aspect and UPVC windows to rear aspect, radiator, door to hallway:

Downstairs Cloakroom

Low level W.C, tiled floor, wall mounted wash basin, extractor fan

Utility Room

Space for washing machine and tumble dryer under counter, range of fitted shelves

First Floor

First Floor Landing

Stairs to ground floor, UPVC window to front aspect, loft access, further doors to:

Master Bedroom



12' 6" x 8' 10" (3.81m x 2.69m) UPVC window to rear aspect, radiator, variety of communication points, further door to:

Ensuite Bathroom



Three piece bathroom suite comprising of, wall mounted wash basin, low level W.C and walk in shower cubicle, chrome wall mounted towel rail, extractor fan, wall mounted mirror fronted bathroom cupboard, UPVC window to rear aspect, half tiled walls

Property Details.

Bedroom Two



10' 7" x 8' 6" (3.23m x 2.59m) UPVC window to front aspect, radiator

Bedroom Three

10' 7" x 7' 3" (3.23m x 2.21m) UPVC window to rear aspect, radiator

Bedroom Four

8' x 7' 5" (2.44m x 2.26m) UPVC window to front aspect, radiator

Family Bathroom



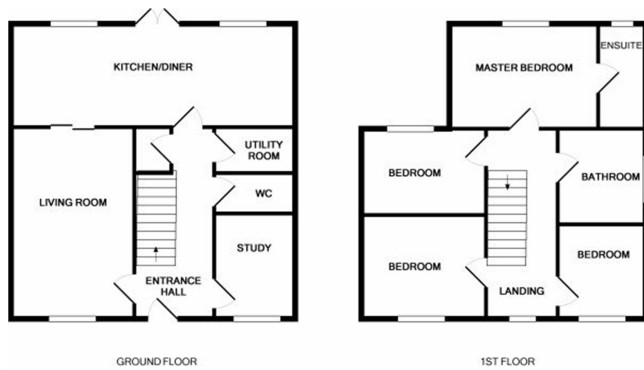
Tiled walls & floor, UPVC window to side aspect, bathroom suite consisting of panel bath, shower cubicle, low level W.C, pedestal wash hand basin, chrome wall mounted towel rail

Garden, Parking & Garage

As previously mentioned, the property benefits from off road parking to the front of the property for multiple vehicles on its private driveway. The driveway leads to an attached single garage with up and over door and full power. The front garden features an array of mature shrubs and plants and is laid to lawn, enclosed by a small brick wall. There is a private rear garden which is predominately laid to lawn and the boundaries are formed by panel fencing. There is a shed to remain which provides additional outdoor storage.

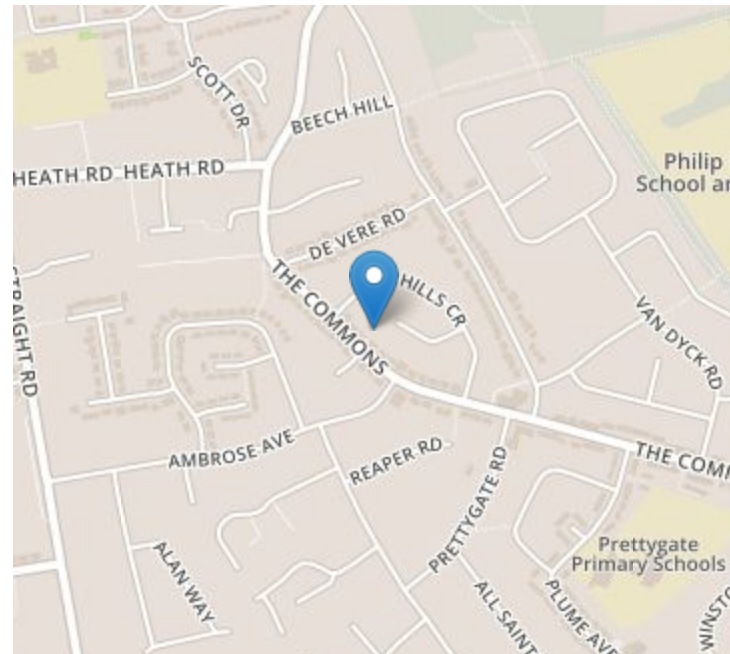
Property Details.

Floorplans

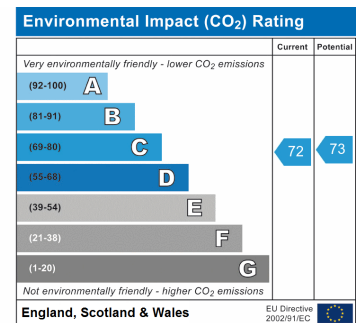
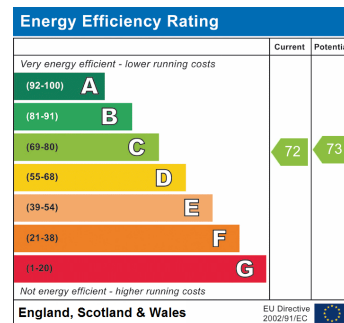


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2012

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.