



- A Delightful Cul De Sac Position
- A Generous And Well Proportioned Semi Detached Family Home
- Garage & Ample Off Road Parking
- Well Presented And Extended, With Variety Of Modern Finishes Throughout
- Prettygate Location With Excellent Amenities and Schools
- Ground Floor Bathroom Suite
- Three Generous Bedrooms
- A Fabulous Four Piece En Suite To The Master Bedroom
- Large & Private Mature Garden With A Shed/Workshop
- Potential To Extend

## 16 Saxon Close, Colchester, Essex. CO3 4LH.

**\*\*Guide Price £375,000 - £400,000\*\*** Nestled in a peaceful cul-de-sac position sits this stunning and generously proportioned three bedroom semi-detached family home, located in the sought-after area of Prettygate, West Colchester. This beautiful family home has been extended to provide even more living space and is in excellent condition throughout, making it the ideal place for you to call home.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Porch

UPVC windows and door leading into:

### Hallway

Radiator, understairs storage cupboard, door leading to:

### Ground Floor Bathroom

5' 9" x 5' 2" (1.75m x 1.57m) Low level W.C, hand wash basin, panelled bath, obscured window to side aspect, radiator.

### Living Room



18' 2" x 10' 7" (5.54m x 3.23m) UPVC window to front aspect, working gas fire place, radiator, glass door leading into dining room.

### Study/Office

10' 0" x 7' 5" (3.05m x 2.26m) UPVC window to side aspect, serving hatch into living room, radiator, door leading to:

### Kitchen



10' 0" x 9' 11" (3.05m x 3.02m) Full range of base and eye level units, cupboards and work surfaces, space for fridge/freezer, washing machine and dishwasher, radiator, UPVC door leading to garden, UPVC window to rear aspect, vinyl flooring, door leading to:

## Dining Room



10' 5" x 10' 1" (3.17m x 3.07m) UPVC window to rear aspect, radiator, glass doors leading to living room.

## First Floor

### Landing

Access into loft hatch which has been fully insulated by the current owner, door leading to:

### Master Bedroom



18' 6" x 10' 2" (5.64m x 3.10m) UPVC window to rear aspect, radiator, door to:

# Property Details.

## En Suite



10' 7" x 9' 8" (3.23m x 2.95m) Four piece family bathroom suite, comprising of a large shower, low level W.C, wash hand basin and panelled bath, UPVC window to rear aspect, tiled walls and sink splash back, geometric tiled flooring

## Bedroom Two



14' 9" x 10' 5" (4.50m x 3.17m) UPVC window to front aspect, inset airing cupboard housing water cylinder and further storage.

## Bedroom Three



9' 4" x 7' 2" (2.84m x 2.18m) UPVC Window to front aspect, radiator, inset storage cupboard.

## Outside, Garden, Garage & Parking



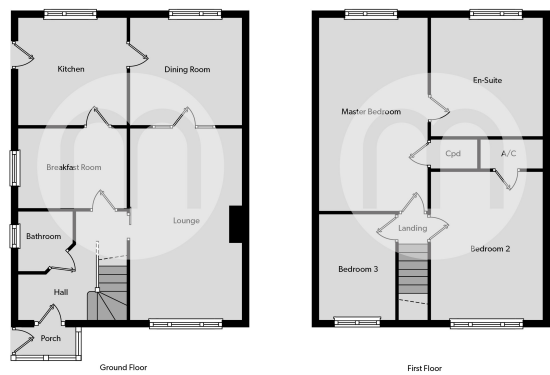
This property offers a mature garden which has been well-manicured and looked after by the current owner. The garden is fully enclosed by panel fencing and predominantly laid to lawn, with block paving to the side and rear, ideal for al-fresco dining and entertaining. This beautiful garden is further enhanced with a large shed, suitable as a work shop with having its very own work bench/vice. There is also the added benefit of a garage, with full power.

The property also boasts mature frontage and ample off parking for a number of vehicles on a private driveway. There is also secured gated rear access.

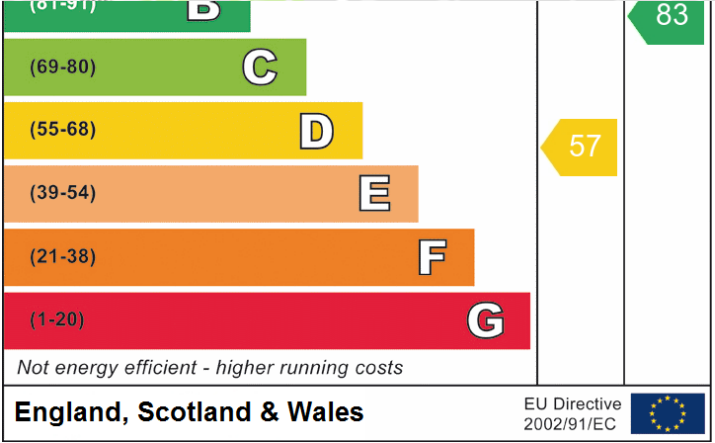
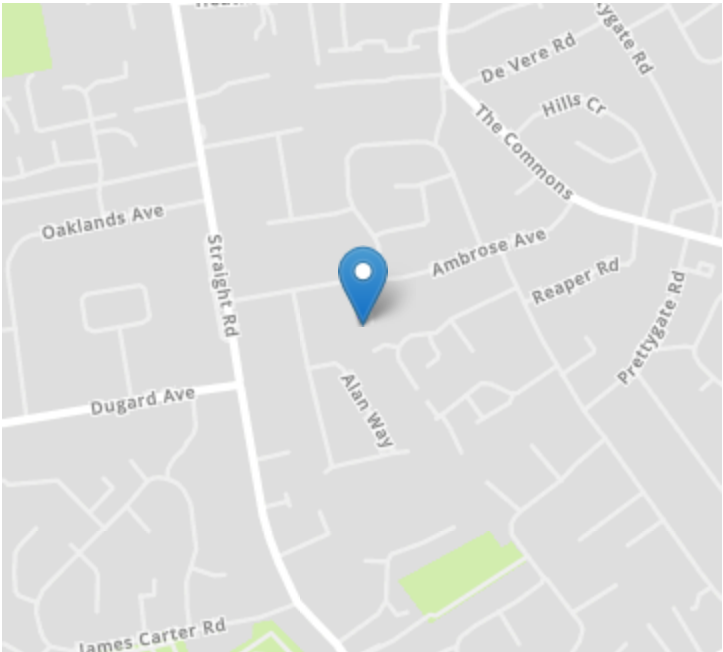


# Property Details.

## 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.