



- High Specification Three Bedroom End Of Terrace Home
- Modern Kitchen With Integrated Appliances Throughout
- Contemporary Open Plan Kitchen-Dining-Living Area
- Downstairs Cloakroom
- Two Large Double Bedrooms & Well Proportioned Third Bedroom
- Tiled Family Bathroom Suite
- Part Converted Garage Space
- Large Rear Garden

**23 Summertime Drive, Colchester, Essex. CO4 6AR.**

Recently built by 'Countryside Homes' to an exceptional standard and designed with contemporary modern day living in mind, is this tastefully presented three bedroom end of terrace home. The ground floor accommodation commences with a welcoming entrance hall and benefits from a downstairs cloakroom. The kitchen-dining-living space is one of an open plan design, with the kitchen featuring high gloss units and integrated appliances throughout. Amtico flooring is featured throughout the living space and the seating area is made up of a pleasant area to the rear of the home, with a vaulted ceiling, velux windows & french doors leading out on to a generous private rear garden.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door to front aspect, radiator, Amtico floor, further doors to:

### Cloakroom

UPVC window to front aspect, W.C with inset wall flush, vanity was hand basin with inset storage unit and tile wall behind, radiator

### Kitchen-Living-Dining Space



Kitchen Area 14' 3" x 8' 7" (4.34m x 2.62m) - Variety of modern fitted high gloss fitted base and eye level units with work surfaces over, a range of integrated appliances, inset gas hob with extractor fan over, inset sink, drainer and chrome mixer tap over, Amtico flooring throughout, open plan to:

Living/Dining Area 23' 6" x 15' 3" (7.16m x 4.65m) UPVC box bay window to front aspect, UPVC french doors to rear aspect, variety of communication input/output points, vaulted ceilings with velux windows to rear aspect, Amtico flooring throughout, radiator, under stairs storage cupboard

## First Floor

### First Floor Landing

Stairs to ground floor, UPVC window to front aspect, doors to:

### Master Bedroom



13' 4" x 8' 9" (4.06m x 2.67m) UPVC window to rear aspect, wall-to-wall built in industrial style wardrobes, radiator

### Bedroom Two



12' 6" x 8' 9" (3.81m x 2.66m) UPVC window to rear aspect, radiator

# Property Details.

## Bedroom Three



7' 6" x 7' 5" (2.28m x 2.26m)

UPVC window to front aspect, radiator, internet point

## Family Bathroom



A family bathroom suite comprising of a low level W.C with internal wall flush, panel bath with tiled wall behind, screen and shower attachment over, vanity wash hand basin with inset storage unit, shaver point, UPVC window to front aspect

## Garden, Outside & Garage



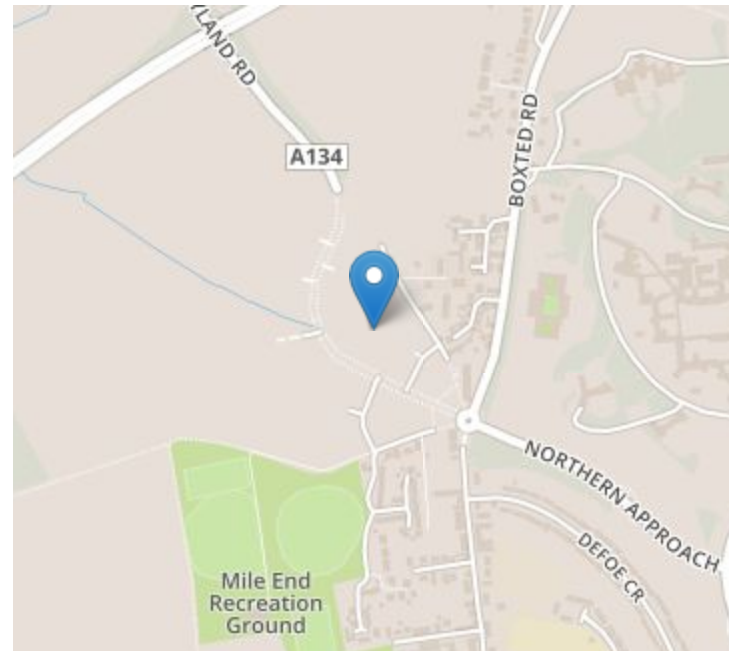
This property benefits from an exceptional rear garden, accessible from the living area via UPVC french doors and commences with a large block paved patio area and benefits from an outdoor tap and side access. This large private garden is predominately laid to lawn and boundaries are formed by panel fencing.

The garage features full power and the current owners have cleverly partitioned the rear of the garage with a stud wall partitioning, creating a useful utility space, with space for freestanding appliances. The wall mounted gas combination boiler can be found to the rear of the garage. Off road parking is available on a private driveway, with further visitors parking available on road.

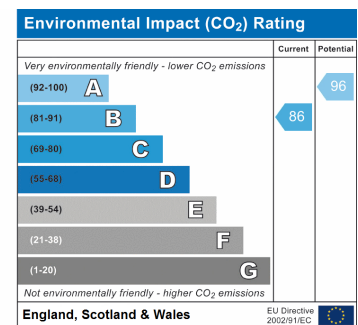
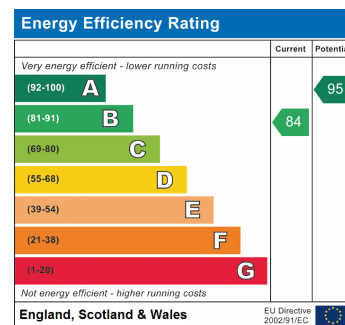
# Property Details.

## 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.