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property consultants

31 Sutton Park Avenue, Colchester, Essex. CO3 4SX.

****Guide Price £500,000 - £525,000**** A substantially improved, extended and cherished example of a four bedroom detached family home, favourably positioned to the West of Colchester, along a desirable and peaceful road in the ever popular Prettygate district of Colchester city. Deceptively spacious and offering a wealth of generous reception and bedroom space throughout, as well as allowing for modern day living with it's open plan design in the form of a kitchen-diner, this residence is simply perfect for the modern day expanding family. Boasting a mature, large and private rear garden, spacious integral garage and as well as offering off road parking on a private resin bonded driveway, this home is certainly not to be missed.



- A Substantial Four Bedroom Detached Family Home
- Close To A Choice Of Excellent Schooling & Useful Amenities
- Formal Living Room With Feature Fireplace
- Study/Children's Play Room & Downstairs W.C./Utility Room
- Open Plan Kitchen-Diner With Access To Rear Garden
- Three Generous Double Bedrooms
- Ideal Fourth Single Bedroom
- Luxury Four Piece Family Bathroom & En-Suite Shower Room
- Integral Garage & Boasting A Large Private & Enclosed Rear Garden
- Off Road Parking On A Private Resin Bonded Driveway

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

5' 9" x 12' 1" (1.75m x 3.68m) Entrance door to front aspect, karndean herringbone flooring, stairs to first floor, inset storage cupboard, doors to:

Reception Room



11' 5" x 17' 1" (3.48m x 5.21m) Window to front aspect, glazed doors to rear aspect, feature fireplace with stone hearth and mantle, communication points

Play Room/Study



9' 5" x 12' 2" (2.87m x 3.71m) Window to front aspect, radiator

Kitchen-Diner



21' 2" x 15' 3" (6.45m x 4.65m) Windows and patio doors to rear aspect, tiled floor, inset storage cupboards, a range of tasteful fitted base and eye level fitted units with wood worksurfaces over, drawers under, inset oven and grill, inset hob with extractor fan over, integrated dishwasher, inset ceramic sink, drainer and chrome mixer tap over, space for fridge/freezer, white brick tiled splashback, access to:

Rear Lobby

5' 6" x 3' 3" (1.68m x 0.99m) Door to rear aspect, tiled floor, access to garage (containing light and power), door to:

Utility Room/Downstairs W.C

W.C, utility space providing housing for washing machine and tumble dryer, wash hand basin

First Floor

First Floor Landing

Stairs to ground floor, loft access, airing cupboard, access to:

Master Bedroom



12' 1" x 13' 2" (3.68m x 4.01m) Window to rear aspect, radiator, wall-to-wall wardrobes, door to:

Property Details.

En-Suite Shower Room

Wood effect karndean flooring, W.C, radiator, vanity wash hand basin, shower cubicle with drench rain head and additional shower head, extractor fan, towel radiator

Bedroom Two



11' 4" x 17' 2" (3.45m x 5.23m) Windows to front and rear aspect, radiator

Bedroom Three



12' 3" x 8' 7" (3.73m x 2.62m) Window to rear aspect, radiator

Bedroom Four

6' 8" x 8' 8" (2.03m x 2.64m) Window to front aspect, radiator

Family Bathroom



Wood effect karndean flooring, W.C, wall mounted wash hand basin, radiator, panel bath with tiled wall finish, shower cubicle, window to side aspect

Outside, Garden & Parking



This family home benefits from a stunning and private mature rear garden. Predominately laid to lawn and featuring an array of mature shrubs, hedges, plants and fruit trees throughout. The garden is further enhanced by a greenhouse and an additional paved seating area, positioned to the side of the garden and ideal for a small bistro table and chairs.

This home is also further enhanced by a spacious integral garage and offers off road parking on a private resin bonded driveway, this home is certainly not to be missed.

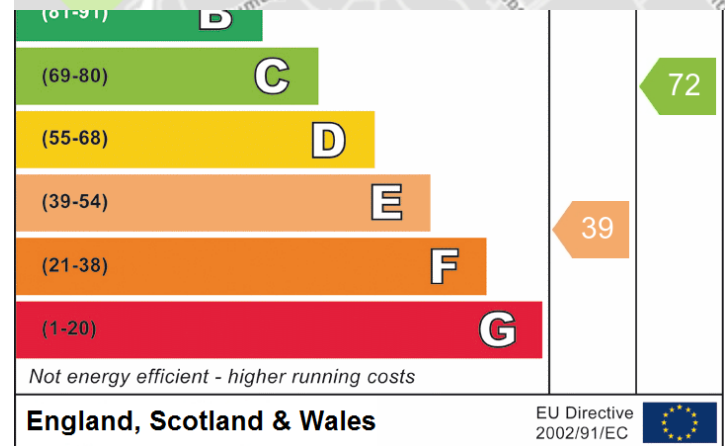
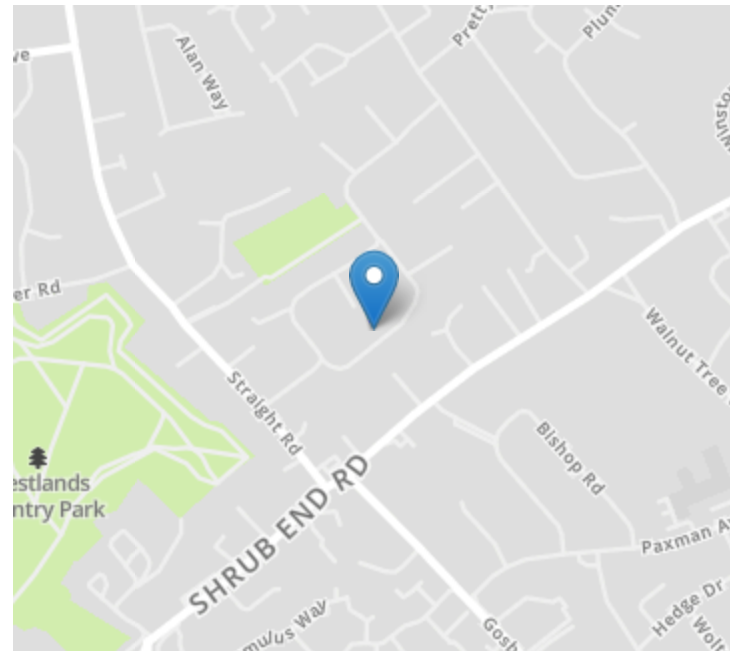
Additional Information

Please be advised that the floorplan and updated EPC will be available shortly and uploaded to the listing.

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.