



- Guide Price £385,000 - £395,000
- Link-Detached Family Home
- Three Bedrooms
- Stunning Open Plan Kitchen/Dining/Family Space
- Second Reception Room
- Family Bathroom & Downstairs Cloakroom
- Generous Rear Garden
- Garage And Parking
- Highly Sought After St Johns Location
- Great School Catchment

**21 Belmont Crescent, Colchester, Essex.  
CO4 0LX.**

**\*\* OFFERED TO MARKET WITH COMPLETE FORWARD CHAIN\*\*** A superb opportunity to purchase this well presented and extended three bedroom detached family home positioned within this quiet road in the highly sought after area of 'St Johns' in Colchester. Located within a short walk from St Johns Parade of local shops, St Johns Primary School, The A12/A120 and well served bus routes to Colchester Town and beyond.





# Property Details.

## Ground Floor

### Entrance Hall

With UPVC window to side and composite door to front, stairs rising to first floor with storage under, doors to;

### Lounge



13' 5" x 11' 0" (4.09m x 3.35m) With UPVC window to front, radiator, TV point.

### Open Plan Kitchen/Dining/Family Room



24' 3" x 17' 9" (7.39m x 5.41m) A brilliant entertaining space with UPVC window to rear, sliding patio doors to garden, two Velux windows, door to side, radiator, luxury wood effect flooring.

## Kitchen Area



The kitchen offers a range of matching base units with drawers and worktops over, inset sink and drainer, in-built oven with hob and extractor hood over, space for fridge/freezer, plumbing for washing machine and dishwasher.

### WC

With UPVC obscure window to side, radiator, wash hand vanity basin, close coupled WC.

## First Floor

### Landing

With UPVC window to side, airing cupboard, doors to;

### Bedroom One



13' 4" x 9' 8" (4.06m x 2.95m) With UPVC window to front, radiator, built in sliding wardrobes.

# Property Details.

## Bedroom Two



10' 0" x 9' 7" (3.05m x 2.92m) With UPVC window to rear, radiator.

## Bedroom Three



8' 0" x 7' 11" (2.44m x 2.41m) With UPVC window to front, radiator.

## Family Bathroom



With two UPVC obscure windows to rear, radiator, enclosed cistern WC, wash hand vanity basin, panelled bath with shower screen and shower over, tiled walls.

## Outside

### Rear Garden



Outside, to the rear, there is a generous rear garden which is enclosed by panel fencing and also provides access to the garage. The garden is predominately lawn with a garden shed to remain.

### Garage

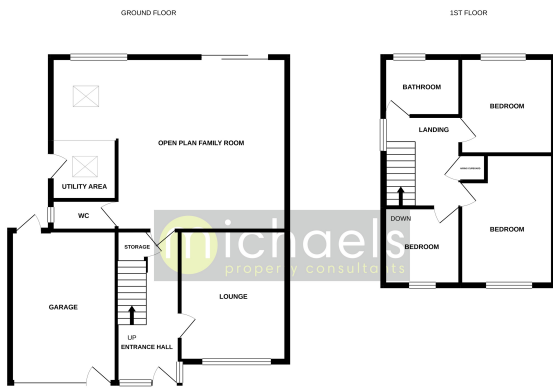
With up and over door to front, single door to front, power and light connected, door to rear.

### Parking

Block paved driveway providing off road parking.

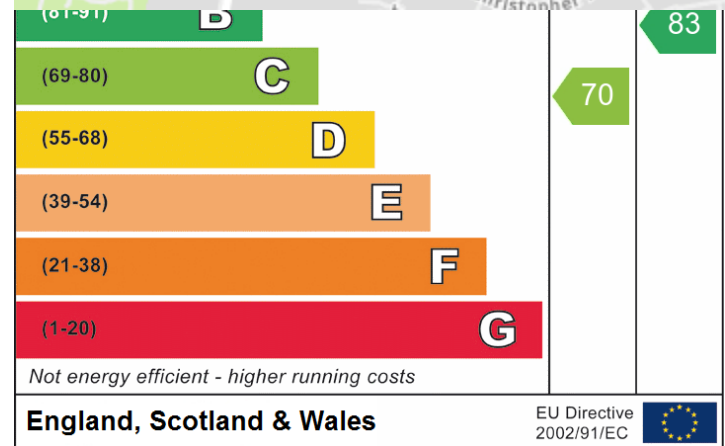
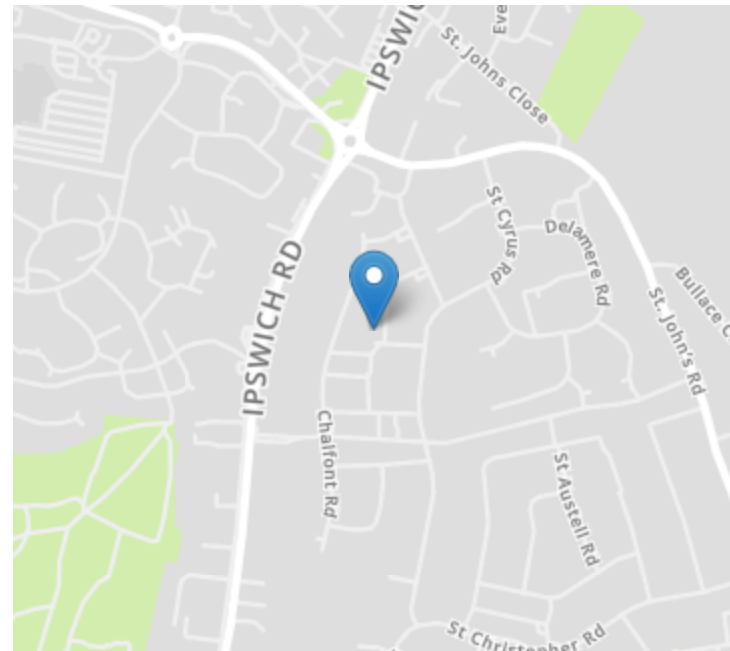
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, Measurements are taken on the ground level and may vary slightly from the actual measurements of the property. The floor plan is provided 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. Made with the help of CML for plan.

## 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.