



- \*Guide Price £330,000 - £350,000\*
- North Colchester
- Three Bedroom Detached Family Home
- Downstairs Cloakroom
- Large Living Room With Dual Aspect Windows
- Modern Fitted Kitchen With Granite Work Surfaces
- Conservatory & Utility Room
- Three Sizeable Bedrooms
- Family Bathroom Suite

**26 Marcus Close, Colchester, Essex.  
CO4 5GT.**

Positioned to the North of Colchester and within easy access of the A12 and within catchment of an array of excellent primary schools & The Gilbert Secondary School, this spacious three bedroom detached property would make the ideal family home. With an array of living and bedroom accommodation throughout, the ground floor features a large living room with dual aspect windows, the added benefit of a downstairs cloak room and a spacious and modern kitchen/diner to the rear of the property. The current vendors also benefit from the use of an impressive conservatory, situated to the rear of the property.



# Property Details.

## Entrance Hall

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

## Downstairs Cloakroom

WC, pedestal wash hand basin, radiator, UPVC to front aspect, tiled floor

## Living Room



14' 4" x 12' 7" (4.37m x 3.84m) UPVC bay window to front aspect, UPVC window to rear aspect, feature electric fireplace, radiator x2, under stairs storage cupboard, door way to:

## Kitchen/Diner



25' 9" x 10' 2" (7.85m x 3.10m) Open plan design consisting of tiled flooring throughout, UPVC patio doors to rear aspect, variety of fitted high gloss base and eye level units with granite work surfaces over, 5 ring gas hob range style oven, inset sink, drainer and half drainer with chrome spray tap over, tiled mosaic splash back, UPVC window to rear aspect and UPVC door to rear aspect, under counter space for washing machine & dishwasher, inset spotlights, space for fridge/freezer, radiator, integral door leading to utility area & garage

## Conservatory

29' 5" x 13' 1" (8.97m x 3.99m) UPVC windows to all aspect, UPVC large patio doors to rear aspect (leading to rear garden), glass panel ceiling throughout

## First Floor

### First Floor Landing

Stairs to ground floor, loft hatch above, radiator, over stairs cupboard, further doors to:

# Property Details.

## Master Bedroom



9' 3" x 10' 3" (2.82m x 3.12m) UPVC to side aspect, radiator, TV point, built in double wardrobes, further door to:

## En-suite Bathroom

Tiled floor, WC, UPVC to front aspect, pedestal wash hand basin, radiator, shower cubicle, tiled wall finish

## Bedroom Two



10' 1" x 10' 1" (3.07m x 3.07m) UPVC window to rear aspect, radiator, built in mirror front wardrobes, TV point

## Bedroom Three

8' 9" x 7' 1" (2.67m x 2.16m) UPVC to side aspect, radiator, TV point

## Family Bathroom

UPVC to rear aspect, tiled floor, WC, pedestal wash hand basin, Jacuzzi spa bath with shower attachment over and tiled wall behind, radiator, spotlights, extractor fan

## Garden, Garage & Parking

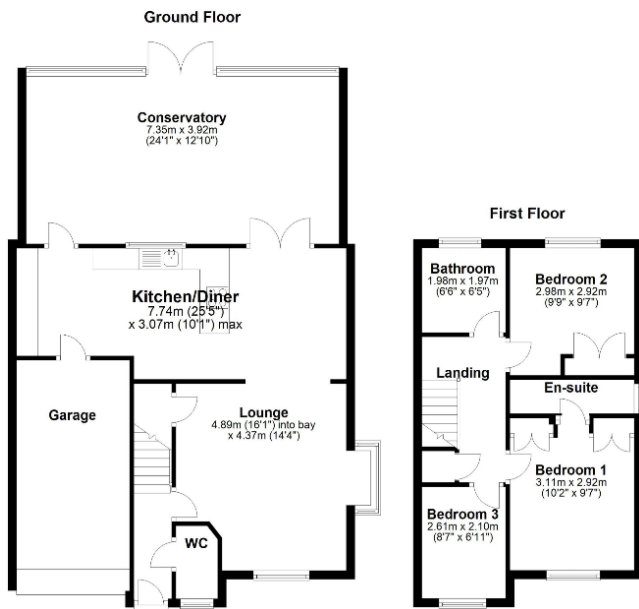


This property benefits from an integral garage, which is accessible from the front of the property via an up and over door. There is an internal door from the kitchen which allows access, with a small section that has been separated by a stud partitioning and currently used by the vendors as a separate utility room. The garage features full power and provides an excellent source of additional storage for the property. Off road parking for two vehicles can be found to the front of the property, on a private driveway.

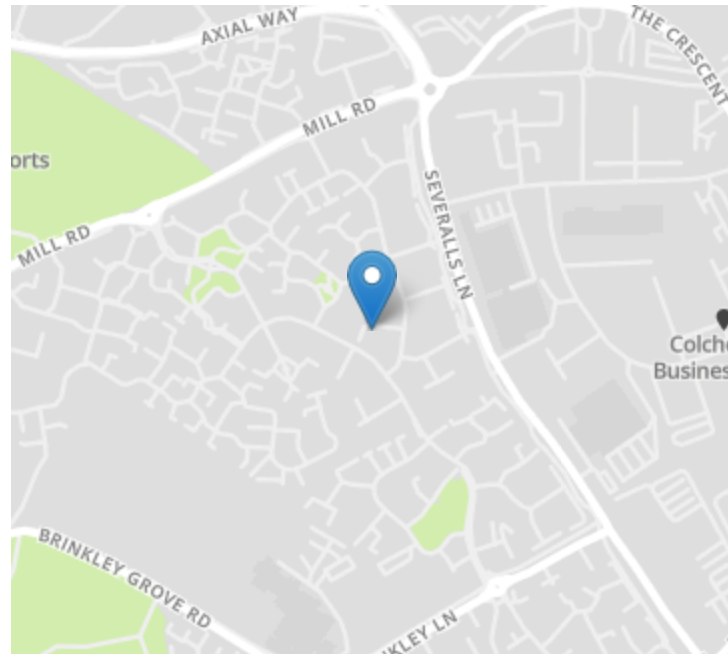
To the rear of the house, there is a private rear garden which is landscaped to a low maintenance design and features a decking area with a small section laid with shingle. Positioned in the corner of the garden is a hot tub and also the additional benefit of a garden shed. The boundaries are formed by a brick wall and panel fencing, with a gate providing side access.

# 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.