



- Generous Corner Plot
- An Extended And Much Improved Family Home
- Three/Four Bedrooms
- Semi-Detached House
- Open Plan Modern Kitchen/Diner With Skylights
- Reception Hall And Sizeable Lounge
- Downstairs Cloakroom & First Floor Newly Fitted Shower Room
- Wrap Around Garden
- Driveway Providing Ample Parking

**41 Adelaide Drive, Colchester, Essex.
CO2 8UX.**

Positioned to the South of Colchester in the ever popular 'Australian Estate' is this superbly extended three/four bedroom semi-detached home, residing on a corner plot and presented in good order throughout - offering access to a range of nearby shops, local schooling and brilliant transport links to Colchester Town Centre and train station. Having been extended in the past this home now offers well proportioned and spacious living accommodation throughout, perfect for a family or young couple. The internal accommodation comprises of three/four bedrooms, reception hall, modern kitchen/diner with fitted units and skylights, a first floor family shower room and downstairs cloakroom. Outside, the property has a wrap around rear garden which is a generous size and is enclosed by panel fencing with a garden shed and side access. To the front of the property is the front garden and driveway which provides off road parking. An ideal family home, internal viewings are highly advised.



Property Details.

Ground Floor

Entrance Hall

With doors to;

WC

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

Bedroom Four

12' 11" x 6' 4" (3.94m x 1.93m) With UPVC double glazed window to front, radiator, built in storage.

Reception Hall

12' 1" x 10' 4" (3.68m x 3.15m) With UPVC double glazed window to front, radiator, open to;

Lounge



16' 4" x 10' 11" (4.98m x 3.33m) With UPVC sliding doors to rear, radiator, stairs to first floor.

Kitchen/Diner



21' 9" x 17' 6" (6.63m x 5.33m) With UPVC double glazed window to front and rear, UPVC French doors to rear, two Velux windows, opening to.

Kitchen Area



A fully fitted kitchen comprising matching eye and base level units with worktops and integrated appliances including dishwasher, washer/dryer and fridge/freezer, Neff induction hob with Neff extractor hood over, integrated double oven, integrated microwave, tiled flooring, radiator

First Floor

Landing

With doors to;

Property Details.

Bedroom One



13' 5" x 9' 11" (4.09m x 3.02m) With UPVC double glazed window to front, radiator.

Bedroom Two



10' 11" x 10' 0" (3.33m x 3.05m) With UPVC double glazed window to rear, radiator.

Bedroom Three



10' 1" x 8' 4" (3.07m x 2.54m) With UPVC double glazed window to front, radiator, built in cupboard and airing cupboard.

Shower Room



With UPVC double glazed obscure window to rear, a newly fitted tiled shower room offering a walk in shower cubicle, wash hand vanity basin, close coupled WC, heated towel rail.

Outside

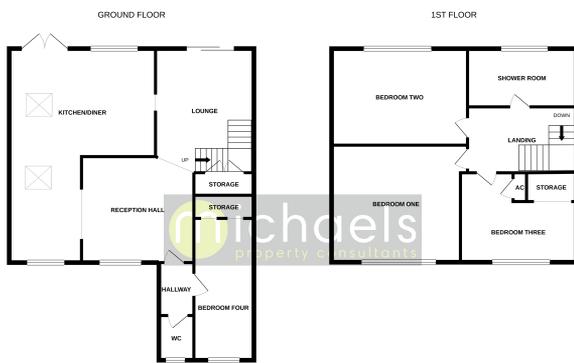
Gardens & Parking



Outside, the property has a wrap around rear garden which is a generous size and is enclosed by panel fencing with a garden shed and side access. To the front of the property is the front garden and driveway which provides off road parking.

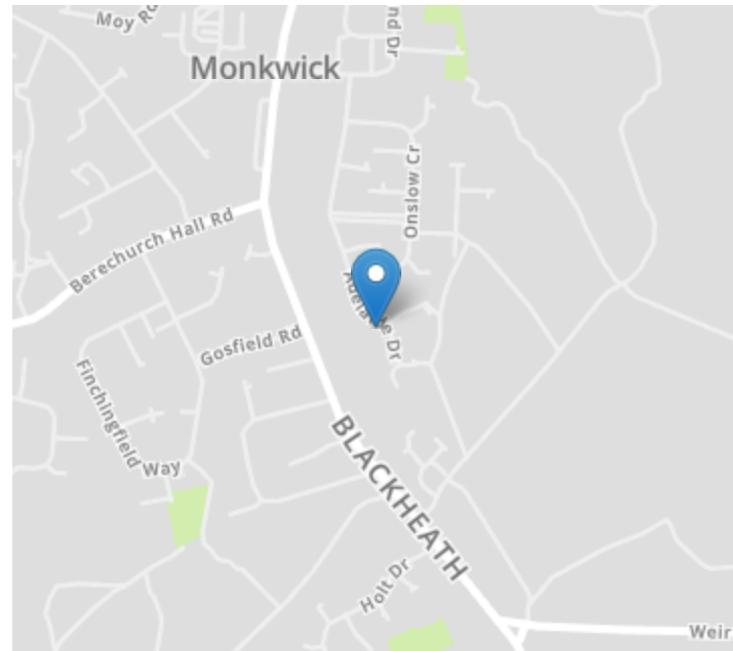
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements are approximate and should not be relied upon for any purpose. The floor plan is provided as a guide only and should not be used as a basis for any purchase or other transaction. The floor plan is provided as a guide only and should not be used as a basis for any purchase or other transaction. The floor plan is provided as a guide only and should not be used as a basis for any purchase or other transaction. The floor plan is provided as a guide only and should not be used as a basis for any purchase or other transaction.

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.