



- Four Bedroom Detached Family Home
- West Colchester Location - Close To An Array Of Shops, Amenities, Schooling & Transport Links
- Well-Proportioned Private & Enclosed Rear Garden
- Modern Kitchen-Diner
- Living Room With Dual Aspect Windows & Patio Doors
- Cloakroom
- Three Double Bedrooms & Sizeable Fourth Bedroom
- En-Suite Shower Room & First Floor Family Bathroom
- Off Road Parking On A Private Driveway & Garage
- Originally Constructed By Reputable House Builders 'Hopkin Homes'

19 Porter Drive, Chitts Hill, Lexden, Colchester, Essex. CO3 9FL.

****Guide Price £465,000 - £485,000**** An exciting opportunity has arisen to acquire an impressive four bedroom link-detached family home, favourably positioned to the West of Colchester in Chitts Hill, Lexden. Originally constructed by highly regarded national house builders Hopkin Homes to a high standard, complete with enviable specification and offering a wealth of both bedroom and reception space throughout, this home must be viewed to be appreciated in its entirety. Highlights include; a welcoming entrance hall, downstairs cloakroom, high specification kitchen-diner, spacious reception room, three double bedrooms, sizeable fourth bedroom, en-suite shower room to the master bedroom and a spacious first floor family bathroom.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs rising to first floor, radiator, access and doors to:

Cloakroom

W.C., wash hand basin, radiator

Reception Room



18' 3" x 10' 10" (5.56m x 3.30m) Window to front aspect, x2 radiator, patio doors to rear aspect (providing access to rear garden) communication points

Kitchen-Diner & Utility Area



18' 3" x 9' 8" (5.56m x 2.95m) Windows to front and rear aspect, internal glazed door to hallway, a range of modern fitted base and eye level units with work surfaces over, tiled splashback, tiled flooring, inset oven and grill, inset hob with extractor fan over, integrated fridge/freezer, dishwasher, space and plumbing for washing machine, wall mounted concealed boiler, glazed door to rear aspect (providing access to rear garden)

First Floor

Landing

Stairs to ground floor, inset storage cupboard, window to rear aspect, doors to:

Master Bedroom



11' 2" x 11' 1" (3.40m x 3.38m) Window to rear aspect, inset storage cupboard, radiator, door and access to:

En-Suite Shower Room

Window to front aspect, W.C. hand wash basin, shower cubicle, radiator

Bedroom Two



11' 2" x 9' 10" (3.40m x 3.00m) Window to front aspect, radiator

Property Details.

Bedroom Three



10' 5" x 10' 5" (3.17m x 3.17m) Window to front aspect, inset storage cupboards x2, radiator

Bedroom Four



10' 0" x 6' 11" (3.05m x 2.11m) Window to rear aspect, radiator

Family Bathroom



Window to rear aspect, radiator, W.C., wash hand basin, panel bath with shower hose attachment

Outside, Garden, Garage & Parking



Outside, the garden commences with a patio area, that offers itself as the ideal place for outdoor furniture and al-fresco dining. A large proportion of the garden is laid to lawn, whilst positioned to the rear of the garden is a seating area surrounded by cedar fencing with downlighters and inset flower beds. Gated side access leads to a front driveway, offering off road parking for two vehicles in tandem style. A garage is available with an up-and-over door, ideal for additional storage.

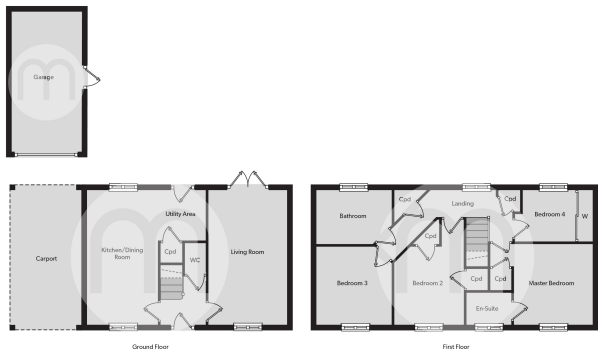
Additional Information

We have been informed by the sellers that the property comes with planning permission granted for a rear extension. Full details can be found on the Colchester Borough Council planning portal under case no. 222969. All interested parties should confirm the permission granted with their legal representative to prevent any discrepancy.

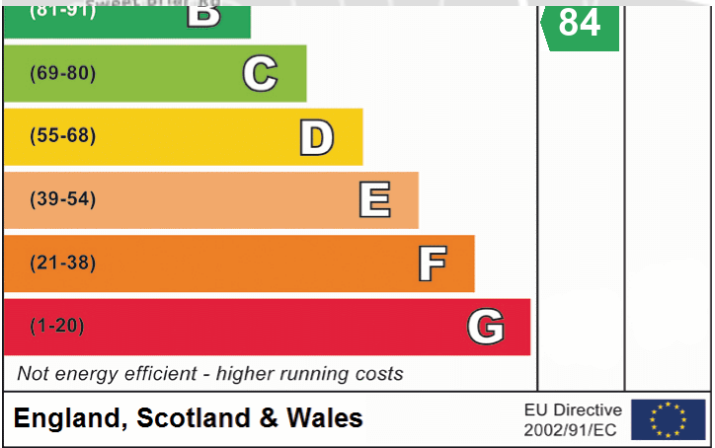
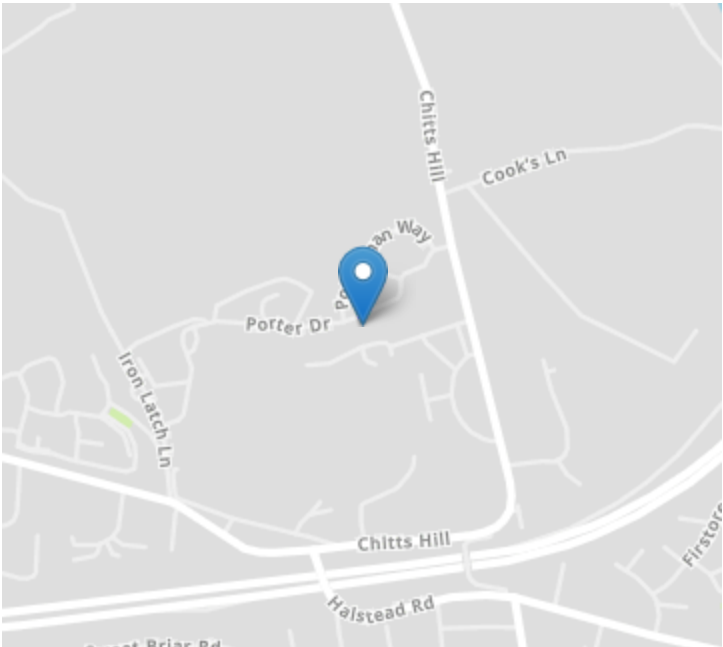
An annual estate charge is payable to EWS management, approximately £257 per annum. We advise all interested parties to confirm the estate charge payable with their legal representative to prevent any discrepancy.

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.