



- A Popular Residential Area With Easy Access To Amenities
- Offering A Wealth Of Space And Modern Features
- High Specification Throughout
- Stunning View Across Middlewick Ranges
- Well Presented Open Plan Kitchen/Dining Area
- Ground Floor Cloakroom
- Four Generous Bedrooms With An En-Suite To Master
- An Exceptional Self Contained Annex
- Ample Off Road Parking For Numerous Vehicles
- A Fine Example Of A Double Bay Fronted Detached Family Home

58 Abbots Road, Colchester, Essex. CO2 8BG.

A contemporary double bay fronted, four bedroom detached family home located in a prominent south Colchester position, within minutes from the Colchester Town Centre, Train Station and excellent local schooling. Offering an abundance of accommodation throughout, this spacious home would be ideal for the growing family. With far reaching views over 'Middlewick Ranges' this home boasts a wealth of space and key features throughout, including a beautifully presented kitchen/dining area with an adjoining utility room, a spacious living room with French doors leading out to the garden, followed by a fully self contained annex in exceptional condition throughout, providing a large bedroom, open plan kitchen/living space and a modern shower room.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Main entrance door to hallway, radiator, understairs storage cupboard, stairs to first floor, door leading to:

Ground Floor Cloakroom

Laminate flooring, low level W.C, vanity wash basin, radiator, obscured window to side aspect

Reception Room



15' 7" x 11' 6" (4.75m x 3.51m) UPVC French doors and windows to rear aspect, radiator, communication points

Study/Reception Room



10' 3" x 9' 9" (3.12m x 2.97m) UPVC box bay window to front aspect, built in storage, radiator

Kitchen/Dining Area



22' 8" x 11' 5" (6.91m x 3.48m) UPVC window to rear aspect, a full range of eye level modern units, cupboards and work surfaces, gas hob with inset electric oven, extractor fan over, tiled splash back, integrated appliances including fridge freezer, breakfast bar area. The dining area consists of a large box bay window to the front aspect, with plenty of dining space.

Utility Room

8' 3" x 6' 8" (2.51m x 2.03m) UPVC door leading out to garden, wall and base level units housing boiler, space for appliances.

First Floor

Landing

Access into loft hatch, UPVC window to rear aspect, access into airing cupboard, radiator.

Master Bedroom



13' 3" x 11' 7" (4.04m x 3.53m) UPVC windows to rear aspect, radiator, space for wardrobes, door leading:

En Suite

Low level W.C, vanity wash basin, radiator, shower cubicle, obscured window to rear aspect.

Property Details.

Bedroom Two

11' 6" x 10' 8" (3.51m x 3.25m) UPVC windows to front aspect with far reaching views over Middlewick Ranges, radiator.

Bedroom Three

11' 7" x 10' 2" (3.53m x 3.10m) UPVC windows to front aspect, radiator.

Bedroom Four

9' 5" x 8' 4" (2.87m x 2.54m) UPVC window to rear aspect, radiator.

Family Bathroom



8' 8" x 6' 3" (2.64m x 1.91m) Obscured window to front aspect, laminate tiled style flooring, half tiled walls, low level W.C, vanity wash basin, panelled bath with shower over.

Outside



Externally the property offers a mature and meticulous garden, well maintained and cared for by the current owners, offering a blend of trees, shrubs and plants. The garden is enclosed and surrounded by panelled fencing and is predominantly laid to lawn with a large patio area occupying a large pergola, which could be ideal for outside dining or entertaining. There is a greenhouse and shed, which are both to remain.

The remainder of this beautiful garden is laid to lawn with side access leading to the front of the property, providing ample off road parking for numerous vehicles.

Annex Accommodation

Open Plan Living Room/Kitchen



20' 7" x 9' 8" (6.27m x 2.95m) UPVC windows to side aspect with views over the garden access through a UPVC door to the kitchen area with comprise of a range of grey tone modern fitted units, cupboards and work surfaces with plenty of space for appliances with plumbing for washing machine/dishwasher, gas hob with electric fan assisted oven with extractor over, stainless steel sink/drain, wood effect laminate flooring throughout, radiator.

Shower Room

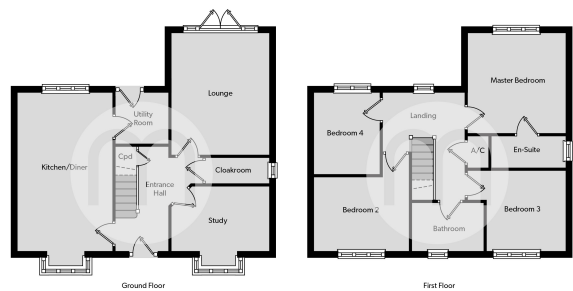
7' 3" x 6' 1" (2.21m x 1.85m) Low level W.C, vanity wash basin with storage under, wood effect laminate flooring, walk in shower cubicle.

Master Bedroom

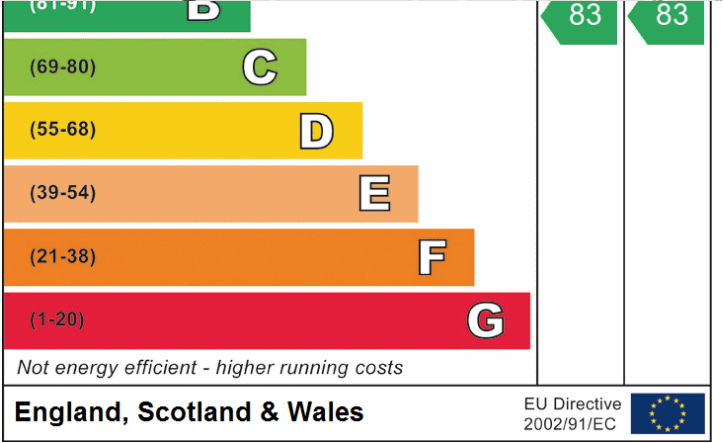
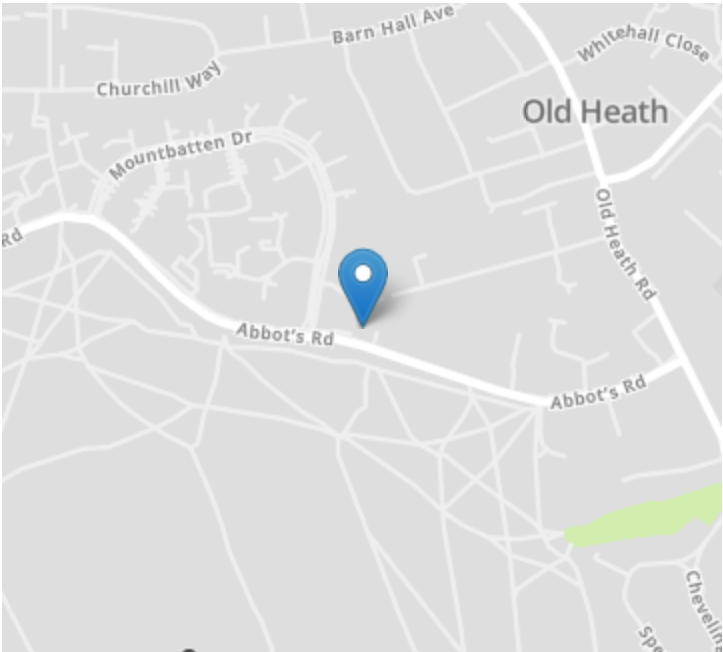
12' 1" x 9' 8" (3.68m x 2.95m) UPVC window to side aspect, laminate wood effect flooring, radiator.

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.