



- An Extended Semi-Detached House
- Improved And Upgraded To A High Standard By The Current Owners
- Large Living Room
- Open Plan Kitchen/Diner/Family Room Wit Bi-Folding Doors
- Family Shower Room And En-suite Bathroom
- Landscaped Rear Garden
- Garage, Storage And Large Block Paved Driveway
- Home Office/Studio

2 Jeffrey Close, Colchester, Essex. CO3 4LS.

An extended and much improved three bedroom semi-detached house, located in the ever popular district of 'Prettygate' with its excellent access to the town centre and outstanding school catchment. Having been extended in the past the current owners have improved this home and it would now suit any family looking for a contemporary lifestyle and a home with fantastic entertaining space.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor, storage cupboard and doors;

Family Shower Room



With obscure window to side, heated towel rail, tiled walls, shower cubicle, wash hand basin, close coupled WC.

Lounge



17' 05" x 10' 04" (5.31m x 3.15m) With double glazed window to front, radiator, feature gas fireplace.

Kitchen/Dining/Family Room



20' 0" x 15' 07" (6.10m x 4.75m) With Bi-folding doors to rear, double glazed window to rear, radiator, a fitted kitchen consisting of a range of matching eye level and base units with drawers and worktops over, breakfast bar, inset one and a half sink and drainer, Range cooker with extractor above and integrated appliances including; a dishwasher, fridge-freezer, washing machine and tumble dryer.

First Floor Landing

With doors to;

Bedroom One



10' 05" x 10' 07" (3.17m x 3.23m) With double glazed window to front, radiator, built in walk in wardrobe.

Property Details.

En-Suite Bathroom



With part tiled walls, heated towel rail, panelled bath with shower screen and shower over, wash hand basin, close coupled WC.

Bedroom Two



10' 02" x 7' 05" (3.10m x 2.26m) With double glazed window to rear, radiator, built in wardrobe.

Bedroom Three

9' 08" x 7' 03" (2.95m x 2.21m) With double glazed window to front, radiator, built in cupboard.

Outside



Outside, the garden has been landscaped by the owners and consists of a generous decking area ideal for outdoor dining and a lawn area bordered by a variety of shrubs and plants. The owners have also added an excellent addition with a home office/studio space which has heating and a ethernet cable wired in, making it an ideal space to either work from or entertain friends and family. There is also a large storage unit which provides access to the garage.

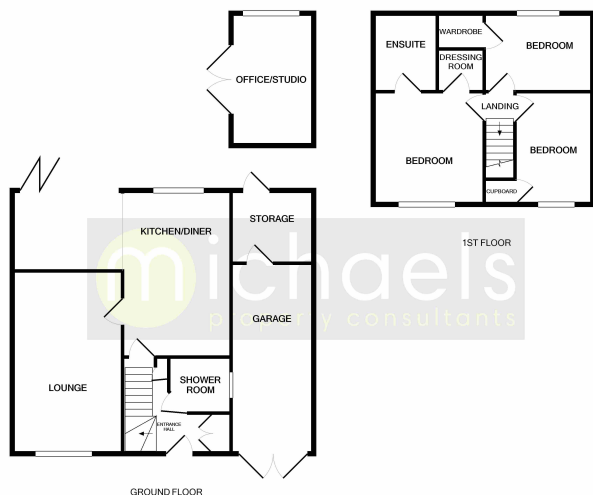
Home Office



12' 6" x 7' 7" (3.81m x 2.31m) With double glazed french doors and window to side, electric heating and ethernet cable.

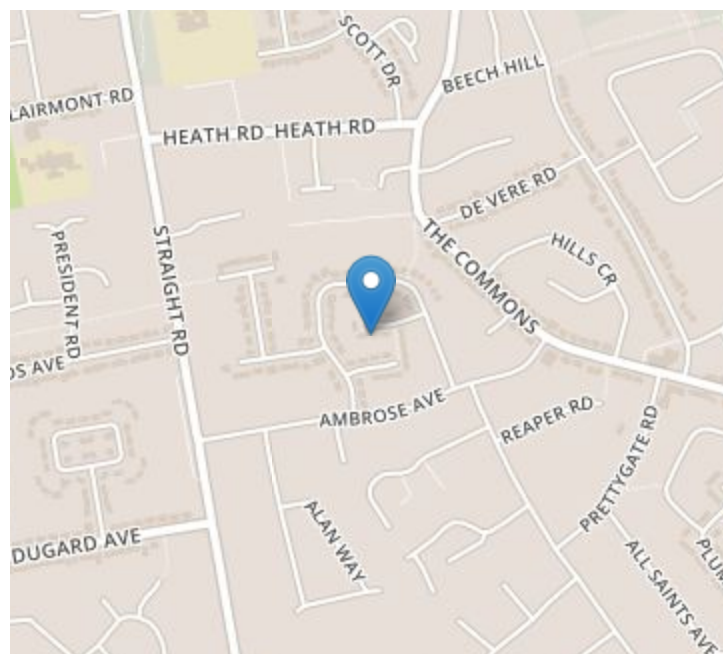
Property Details.

Floorplans

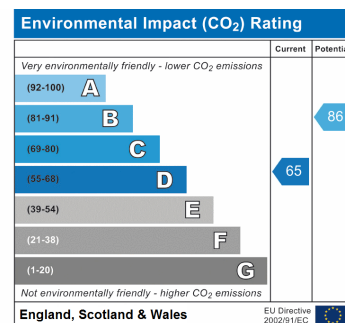
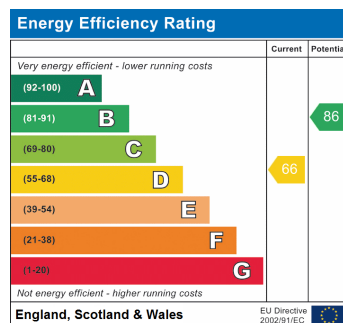


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.