



- Victorian Semi-Detached House
- Double Story Extension
- Open Plan Kitchen-Diner
- Two Reception Rooms
- Three/Four Bedrooms
- Two Bathrooms
- Downstairs W.C
- Hamilton Primary School Catchment
- Home Studio/Summer House
- Period Charm

**60 Constantine Road, Colchester, Essex.
CO3 3DX.**

An exceptional example of a 3/4 bedroom Victorian semi-detached property, situated in the heart of the Maldon Road District and within catchment for one of the towns most favourable and highest achieving comprehensive primary schools, Hamilton Primary School. This heavily extended family home features an abundance of period charm throughout and highlights of this home include two sizeable reception rooms, with the living room featuring an original cast iron fireplace and bay window with shutters. Double doors join the living room to the dining room, with exposed wooden floorboards and a cast iron log burner set within a beautiful exposed brick fireplace.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, tile floor, stairs to first floor with centre carpet, radiator, further doors to:

Living Room



13' 0" x 11' 2" (3.96m x 3.40m) Bay window to front aspect with shutters, radiator, cast iron feature fireplace, variety of communication input/outputs, internal double doors to:

Dining Room



11' 4" x 11' 0" (3.45m x 3.35m) Stripped wooden flooring, radiator, sash window to rear aspect, open fireplace with inset cast iron log burner and exposed brick surround, under stairs storage cupboard, further door to:

Kitchen & Dining Area



15' 9" x 8' 6" (4.80m x 2.59m) Slate tiled flooring, range of fitted base and eye level units with working surfaces to side and tiled splash backs, Rayburn Cooker to remain, space for further electric oven, fridge/freezer & washing machine, inset stainless steel sink, drainer and tap over, open plan to:

Dining Area

14' 0" x 9' 4" (4.27m x 2.84m) half brick built with glass roof and full width double glazed bi-folding doors opening out to rear garden, slate tiled floor, radiator, french doors to front aspect (leading to side access)

First Floor

Landing

Stripped wooden flooring, airing cupboard, cupboard housing staircase to loft room, doors to:

Bedroom One



14' 8" x 13' 0" (4.47m x 3.96m) Stripped wooden flooring, radiator, bay window to front incorporating original sash windows, further sash window to front, built in wardrobe

Property Details.

Bedroom Two



11' 0" x 8' 9" (3.35m x 2.67m) Stripped wooden flooring, radiator, sash window to rear aspect, feature cast iron fireplace

Bedroom Three/Four

Total floorspace measuring - 10' 7" x 5' 7" (3.23m x 1.70m) Sash window to rear aspect, radiator, further door to:

Bedroom Continued/Dressing Room

UPVC window to rear aspect, skylight, further door to:

En-Suite Shower Room

Wood flooring, chrome wall mounted heated towel, Low level W.C, wall mounted wash hand basin, walk in shower cubicle with integrated shower and body jet function, french doors to front aspect

Outside, Studio,



To the front of the property there is a small wall enclosed garden with path leading towards the front door. There is also a gate providing secure side access to the rear garden.

To the rear of the property, there is a beautifully established garden which commences with a slate tiled patio area, accessible from the kitchen/dining room's bi-folding doors and makes the ideal seating area, suitable for BBQ's and entertaining. The remainder of the garden is predominantly laid to lawn and features an array of mature trees, potted plants and flowers. As mentioned within our description, the property features a home office to the rear of the garden, with secure french doors and windows, as well as containing full power. This space would make the ideal home office or children's play room, however, could simply be used for additional garden storage.

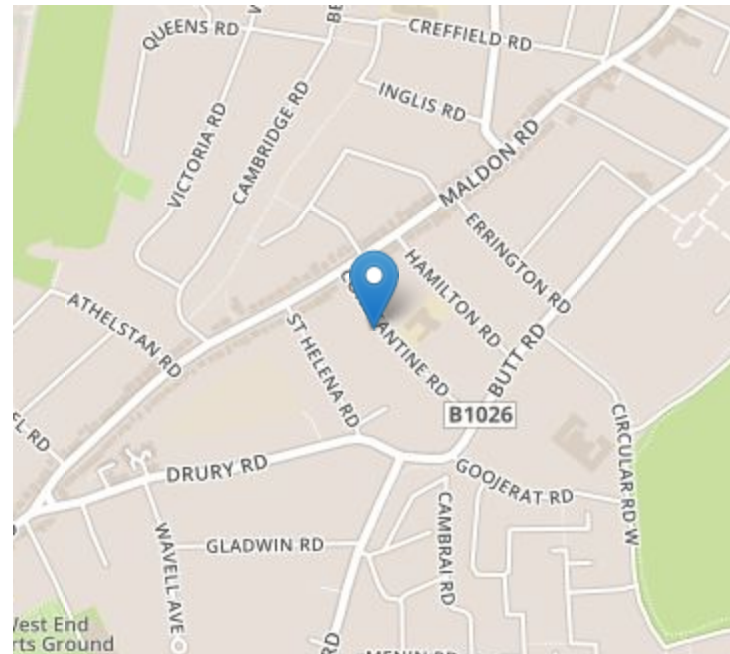
The studio/workshop measures 11' 3" x 10' 5" (3.43m x 3.17m) and is a superb space suiting an extensive list of uses such as an office, studio, games room etc. The structure is of wooden construction with insulation, power and light, with a vaulted ceiling incorporating two skylights and french doors to the front opening to a covered and decked veranda.

Parking is easily accessible on road with a residents parking scheme permit, which is obtainable from the North Essex Parking Partnership at a nominal fee, with visitors permits being easily obtainable via text message.

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.