



116 The Commons, Prettygate, Colchester, Essex. CO3 4NP.

Michaels Property Consultants are pleased to offer this extended and improved three bedroom semi-detached family home, complete with modern fittings and showcasing open plan living to a very high standard. Situated in the popular Colchester district 'Prettygate' this exceptional home is positioned favourably within easy reach of an array of excellent primary and secondary schooling, a vast range of shops and amenities and is also well-connected to Colchester's exciting city centre. Key highlights of this home include; a welcoming entrance porch and hall, warm & inviting reception room with a bespoke media wall, focal open-plan kitchen/dining/living room, added luxury of a utility room, ground floor shower room, two excellent double bedrooms, single third bedroom and first floor family bathroom. Outside, the property boasts a well-proportioned private and enclosed rear garden, with the added benefit of a garden bar. The property also enjoys parking on a private driveway to the front, as well as a detached double width garage to the rear.

● An Extended & Improved Three Bedroom Semi-Detached Family Home

● Modern Fittings & Open Plan Living Offered To A High Standard

● Popular Prettygate Location - Close To An Array Of Amenities, Shops & Schools

● Large Living Room With Media Wall & Bespoke Cabinetry

● Focal Kitchen/Dining Family Room With Shaker Style Kitchen & Integrated Appliances

● Added Luxury Of A Utility Room

● Tiled Ground Floor Shower Room

● First Floor Luxury Bathroom

● En-Suite W.C. To Master Bedroom

● Private & Enclosed Rear Garden, Off Road Parking & Garage



Property Details.

Ground Floor

Entrance Porch

Entrance Hall

Reception Room



13' 8" x 13' 1" (4.17m x 3.99m)

Kitchen-Dining Room



13' 1" x 19' 3" (3.99m x 5.87m)

Utility Room

9' 3" x 10' 5" (2.82m x 3.17m)

Ground Floor Shower Room



8' 3" x 10' 5" (2.51m x 3.17m)

First Floor

Landing

Master Bedroom



13' 5" x 12' 2" (4.09m x 3.71m)

En-Suite W.C.



Property Details.

Bedroom Two



13' 5" x 12' 2" (4.09m x 3.71m)

Bedroom Three



9' 10" x 7' 5" (3.00m x 2.26m)

Family Bathroom



5' 5" x 7' 5" (1.65m x 2.26m)

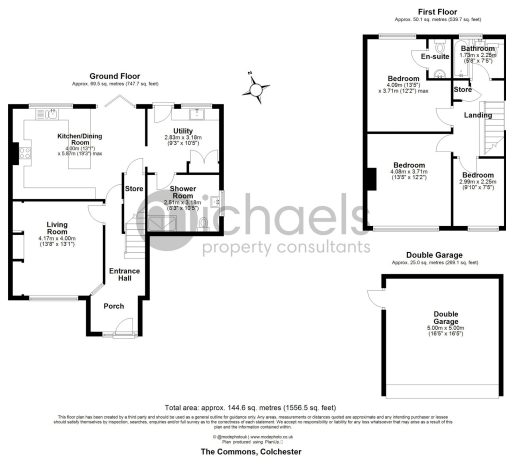
Outside, Garden, Parking & Garage



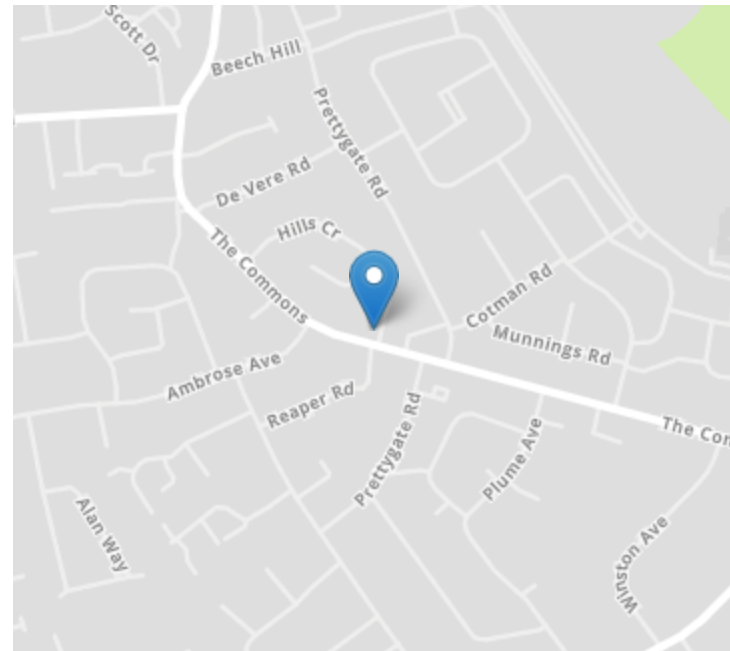
This wonderful family home enjoys a private and enclosed rear garden, commencing with a patio that provides the ideal place for al-fresco dining and outdoor seating. A central area is predominately laid to lawn, whilst a raised decking area is also featured. A timber shed has been cleverly converted to an outdoor bar - ideal for entertaining and hosting. Boundaries are formed by panel fencing, whilst a secure gate leads to the rear where a detached garage can be found.

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.