



## 93 Prettygate Road, Colchester, Essex. CO3 4EE.

\*\*Guide Price £475,000 - £500,000\*\* An exceptional extended and improved three-bedroom semi-detached family home, positioned on Prettygate Road, West Colchester, CO3. Located in the highly regarded Prettygate area of Colchester, the property benefits from excellent access to a wide range of local amenities including doctors, dentists, a library, Co-operative store, and both primary and secondary schooling. A regular bus network provides convenient routes to Colchester city centre and neighbouring towns and villages. The property is also within a short drive of the mainline railway station and the A12, offering direct access to London.

- Welcoming entrance hall with tiled flooring, glass balustrade staircase and cloakroom
- Front reception room featuring bay window, oak mantle and bespoke storage
- Impressive 22' x 19' open-plan kitchen, dining and family room with patio doors and Velux windows
- Shaker-style kitchen with butler sink, tiled splashbacks, inset spotlights and quality finishes
- Two generous double bedrooms to the first floor
- Luxury tiled shower room with walk-in shower and contemporary fittings
- Loft-converted master bedroom with eaves storage and en-suite shower room



# Property Details.

## Ground Floor

### Entrance Porch

### Entrance Hall

### Cloakroom

### Living Room

12' 2" x 12' 1" (3.71m x 3.68m)

### Kitchen/Dining Room



22' 0" x 19' 4" (6.71m x 5.89m)

## First Floor

### Landing

### Bedroom



12' 0" x 12' 1" (3.66m x 3.68m)

### Bedroom Three



12' 9" x 10' 2" (3.89m x 3.10m)

### Family Bathroom



8' 11" x 8' 10" (2.72m x 2.69m)

## Second Floor

### Second Floor Landing

# Property Details.

## Master Bedroom



13' 10" x 10' 5" (4.22m x 3.17m)

## En-Suite Shower Room



## Eaves Storage

## Outside

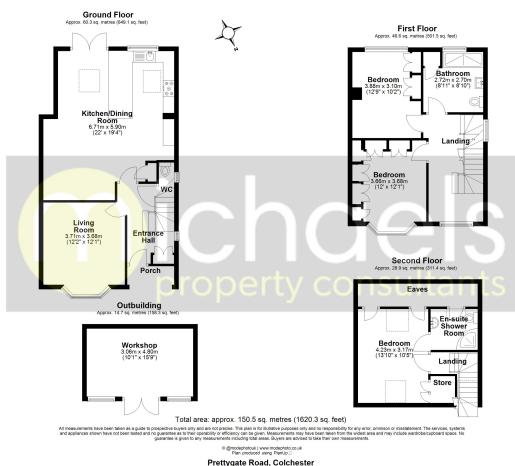
## Workshop



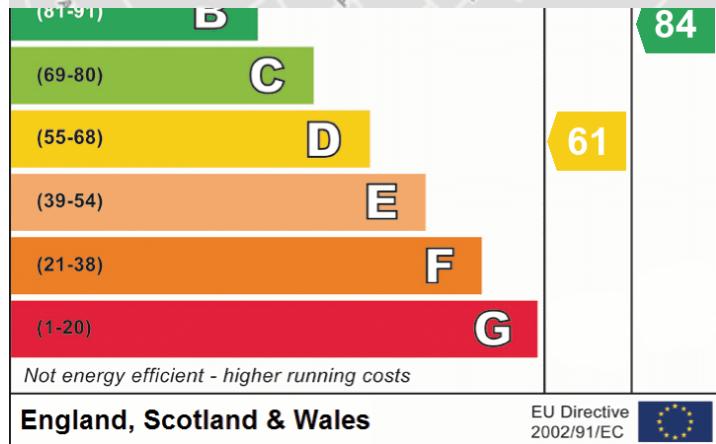
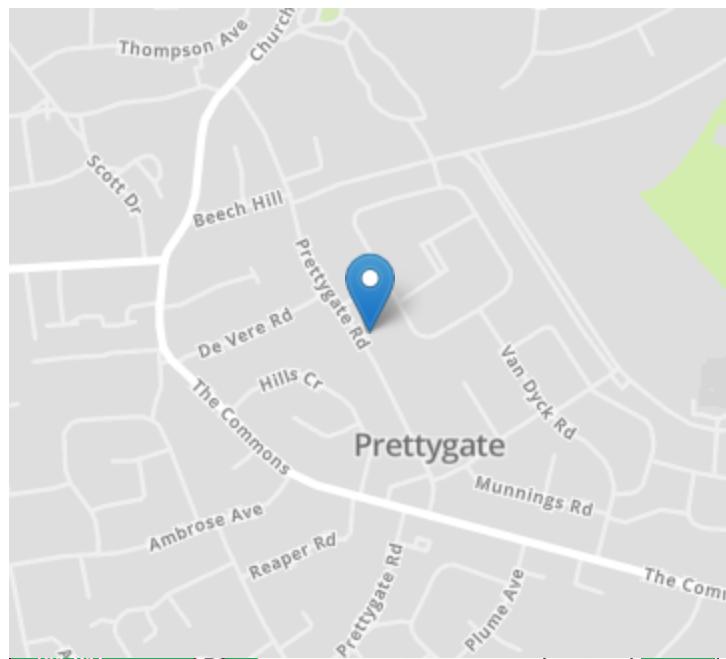
15' 9" x 10' 1" (4.80m x 3.07m)

# 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.