



- Detached House On A Corner Plot
- Three Bedrooms With En-Suite To Master Bedroom
- Kitchen/Diner With Bay Window
- Lounge Open Plan To Conservatory
- Family Bathroom & Downstairs Cloakroom
- Private Garden
- Garage And Driveway
- No Chain

**6 Aggregate Walk, Colchester, Essex.
CO2 9FB.**

Residing on a corner plot is this extended three bedroom detached family home, situated to the south of Colchester with excellent access a variety of amenities, local shops, good schooling and the A12. Offered in good condition throughout this detached home would make an ideal family home due to the abundance of living space. The ground floor offers an entrance hall which leads to the downstairs cloakroom, kitchen/diner, generous lounge and the conservatory/playroom. The kitchen/diner has a feature bay window with the kitchen offering a range of matching units and appliances.



Property Details.

Ground Floor

Entrance Hall

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

Kitchen/Diner



16' 9" x 9' 11" (5.11m x 3.02m) With Feature double glazed bay window to side, UPVC window to side, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, integrated dishwasher and washing machine, integrated fridge/freezer, double oven with gas hob and extractor hood.

WC

With wash hand basin, close coupled WC, radiator.

Lounge



16' 9" x 9' 11" (5.11m x 3.02m) With UPVC double glazed window to front, radiator, TV point, open to;

Conservatory/Playroom



15' 5" x 7' 7" (4.70m x 2.31m) With UPVC double glazed windows and sliding doors to rear, door to garage.

First Floor

Landing

With doors to;

Bedroom One



12' 5" x 10' 1" (3.78m x 3.07m) With UPVC double glazed window to front and side, radiator, built in wardrobe, door to en-suite.

Property Details.

En-Suite Shower Room



With close coupled WC, radiator, wash hand basin, double shower cubicle, part tiled walls.

Family Bathroom



With UPVC obscure double glazed window to front, radiator, close coupled WC, wash hand vanity basin, panelled bath with shower over, tiled walls.

Bedroom Two



9' 11" x 9' 5" (3.02m x 2.87m) With UPVC double glazed window to front and side, radiator.

Outside

Rear Garden



Enclosed by brick walling and offering a lawn area with a patio suitable for outdoor dining.

Bedroom Three

9' 11" x 7' 1" (3.02m x 2.16m) With UPVC double glazed window to side, radiator.

Garage

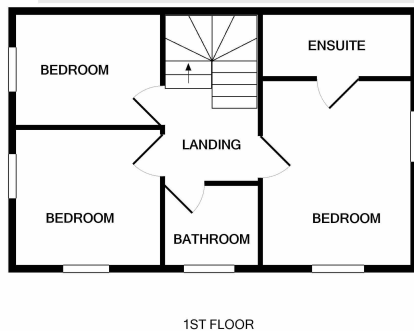
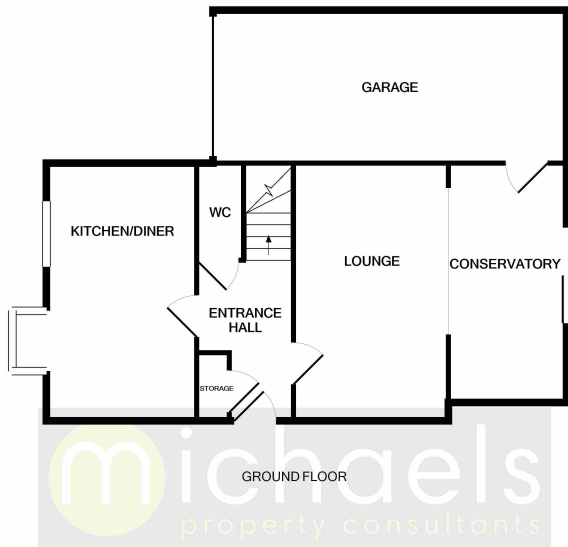
22' 10" x 9' 10" (6.96m x 3.00m) With up and over door to front, door to conservatory, power and light.

Driveway

In front of garage.

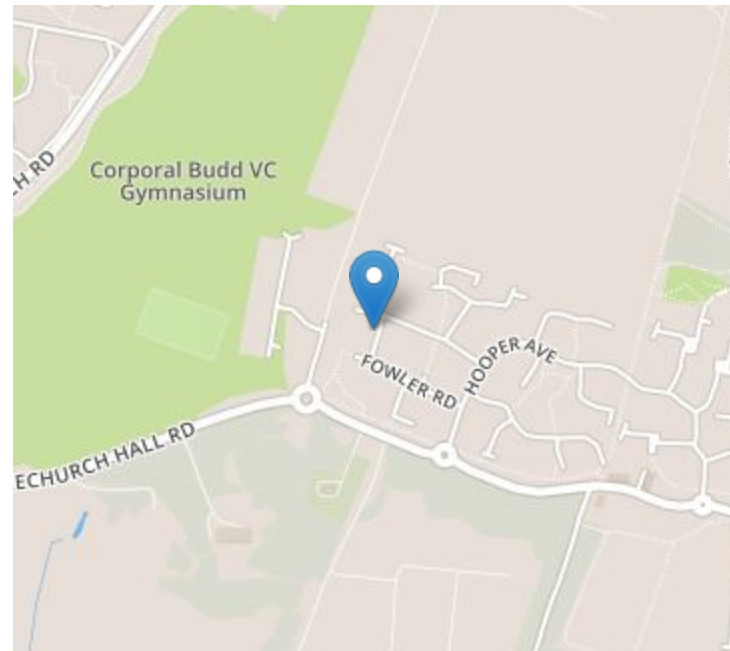
Property Details.

Floorplans

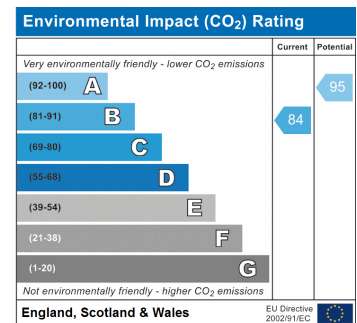
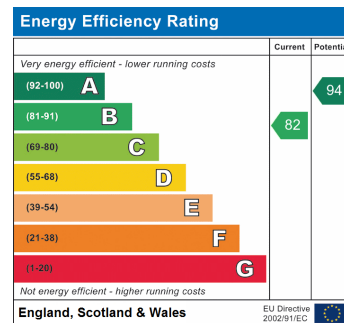


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



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