



- Improved And Upgraded To a High Standard
- Three Bedroom Semi-Detached Family Home
- High Specification Kitchen-Diner With Integrated NEFF Appliances
- Prettygate Location With Excellent Amenities and Schools
- Modern Family Bathroom Suite
- Warm Water Underfloor Heating/Ground Floor
- Garage And Two Outside Offices

**23 Winston Avenue, Colchester, Essex.
CO3 4NG.**

We are privileged to market this exceptional much loved and improved three bedroom semi-detached family home, situated in the heart of Prettygate and within moments of an array of excellent local amenities. Presented to the market in first class order, this property is ideal for any family who appreciates contemporary and modern day living and allows for this with its stunning open plan kitchen-diner, positioned to the rear of the property. A high specification modern fitted kitchen can be found with integrated Neff Appliances and contemporary ceiling extractor fan & comes complete with quartz work surfaces.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, karndean flooring, stairs to first floor, warm water underfloor heating, access to kitchen-diner, oak internal doors leading to:

Downstairs Cloakroom

W.C, wash hand basin with tiled splash back

Kitchen-Diner



18' 9" x 13' 2" (5.71m x 4.01m) UPVC french doors to rear aspect, UPVC window to rear aspect, karndean flooring throughout, warm water underfloor heating, modern fitted contemporary kitchen with an array of stylish fitted base and eye level units & complete with quartz working surfaces over, integrated NEFF appliances ranging from hotplate, fan assisted oven and grill/hide & slide oven, 'Franke' boiling tap, integrated fridge/freezer, dishwasher, oak finish bi-folding doors providing access to the living area

Living Room

12' 0" x 12' 6" (3.66m x 3.81m) UPVC window to front aspect with fitted shutters, feature fireplace, television ariel point & telephone point, warm water underfloor heating.

First Floor

First Floor Landing

UPVC window to side aspect, loft access above, internal oak doors to:

Master Bedroom



11' 7" x 13' 2" (3.53m x 4.01m) UPVC window to rear aspect, radiator, fitted wardrobes with retractable doors

Bedroom Two



11' 7" x 11' 11" (3.53m x 3.63m) UPVC window to front aspect, radiator

Property Details.

Bedroom Three



8' 5" x 7' 0" (2.57m x 2.13m) UPVC window to front aspect, radiator

Family Bathroom



UPVC obscure window to rear aspect, Tiled floor throughout with electric underfloor heating, wash hand basin, panel bath with shower over, heated towel rail, enclosed cistern W.C

Outside, Parking & Garage



This property occupies an impressive plot and with this comes an exceptional rear garden. The rear garden is private and unoverlooked and features a sizable patio area, with the remainder laid to lawn. The garden is enclosed by panel fencing and is accessible from UPVC french doors, from the kitchen-diner. The side access is impressive with large double gates, securing the rear garden and providing additional parking if required (in front of a detached garage).

This property benefits from a detached garage with an up and over door and power, as well as the added benefit of eaves storage and plumbing for a washing machine. To the rear of the garage, there is an area in which has been converted and utilised by the current vendors in to a beauty room & office. Measurements as follows:

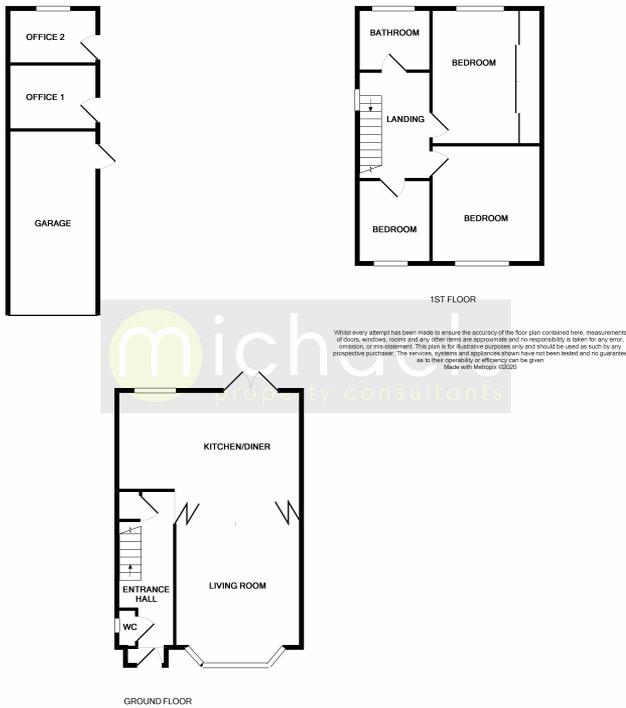
Office 1 - 8' 9" x 6' 10" (2.67m x 2.08m)

Office 2 - 8' 9" x 5' 7" (2.67m x 1.70m)

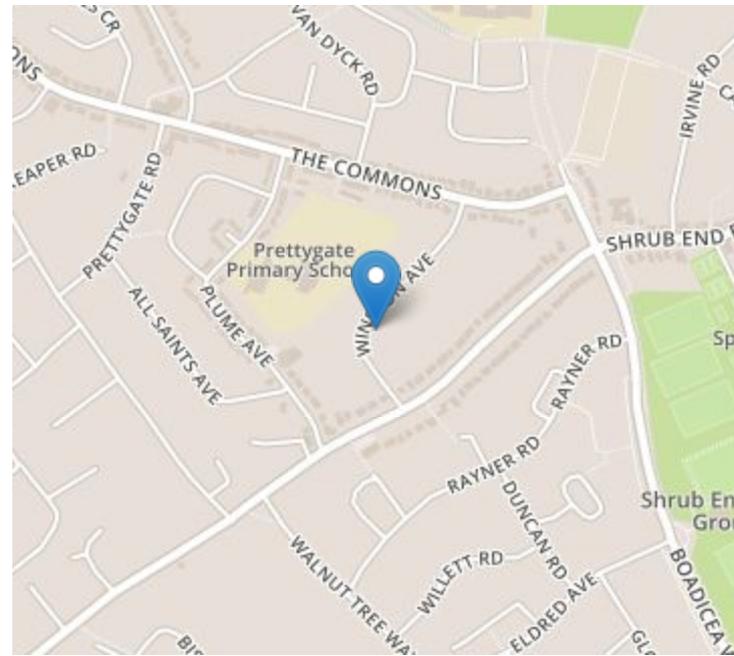
Off road parking is easily accessible on a private driveway.

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.