



- GUIDE PRICE £325,000 - £350,000
- Stunning Example of A Three/Four Bedroom Family Home
- Modernised and Improved To A High Standard Throughout
- Double Bedrooms With Built in Wardrobes
- Cloak Room, En suite & Family Bathroom
- Kitchen & Separate Utility Room
- Low Maintenance Garden
- Garage & Allocated Parking

59 Springham Drive, Colchester, Essex. CO4 5FN.

GUIDE PRICE £325,000 - £350,000 Situated to the North of Colchester & offering unrestricted access to Colchester's North Station, A12 and an excellent array of shops, along with well served amenities is this beautiful loved and improved modernised town house. Internally the property provides sizeable accommodation across three floors and commences with a welcoming entrance hall and leads on to a well proportioned living/family room and high specification fully fitted modern kitchen, separate utility room and the added benefit of a downstairs cloakroom. The first floor accommodation allows for an additional large living room/further bedroom and another sizeable bedroom with built in wardrobes.



Property Details.

Ground Floor

Entrance Hall

Double storage cupboard, double doors leading to:

Inner Entrance Hall

Stairs leading to first floor, under stairs storage cupboard, radiator, opening onto:

Kitchen/Diner



16' 9" x 9' 2" (5.11m x 2.79m) French doors leading to the rear garden, a range of base and eye level units with work surface over, stainless steel one and a half bowl sink unit with tap and drainer, four ring gas hob, two electric ovens, tile splash backs, space for a dining table, integrated fridge/freezer, radiator, door leading to;

Utility Room

5' 8" x 5' 7" (1.73m x 1.70m) UPVC window to rear aspect, a range of base and eye level units with work surface over, plumbing for washing machine, wall mounted boiler, radiator, door leading to;

Family Room



15' 1" x 9' 2" (4.60m x 2.79m) UPVC window to front aspect, TV and telephone points, radiator,

Cloakroom

Low level WC, pedestal wash hand basin, radiator, extractor fan, sensor lighting.

First Floor

First Floor Landing

Radiator, stairs rising to first floor, doors leading to;

Living Room/ Bedroom



15' 2" x 15' 1" (4.62m x 4.60m) Two UPVC windows to front aspect, TV and telephone points, two radiators.

Family Bathroom



Low level WC, pedestal wash hand basin, panel bath with mixer taps and shower over, part tiled walls, chrome heated towel rail, extractor fan, sensor lighting.

Bedroom Three

12' 8" x 9' 1" (3.86m x 2.77m) UPVC window to rear aspect, two built in wardrobes, two radiators.

Property Details.

Second Floor

Second Floor Landing

Airing cupboard, loft hatch, doors leading to;

Bedroom Two



12' 9" x 9' 1" (3.89m x 2.77m) Two UPVC windows to rear aspect, two built in wardrobes, two radiators.

Master Bedroom



15' 3" x 13' 4" (4.65m x 4.06m) Two UPVC windows to front aspect, three double built in wardrobes, two radiators, door leading to en suite.

EnSuite



Low level WC, pedestal wash hand basin, fully tiled shower cubicle, fully tiled walls, chrome heated towel rail, sensor lighting, extractor fan.

Garden



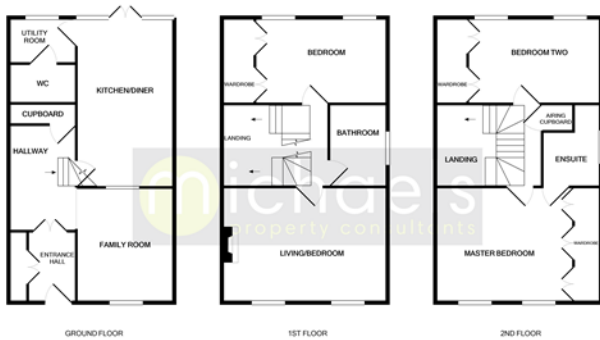
To the rear the property benefits from a private garden comprising of a decking area with inset lights, a slate surround, artificial grass, garden tap, secure gate to rear, fully enclosed by panel fencing.

Garage

Up and over door, parking space to the front.

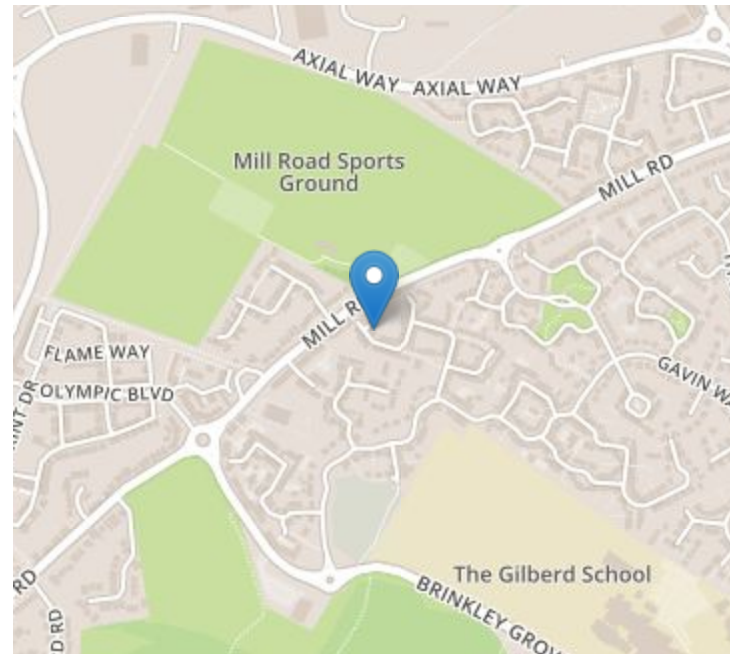
Property Details.

Floorplans

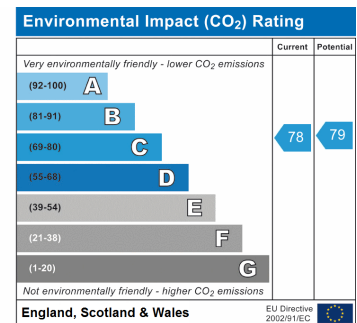
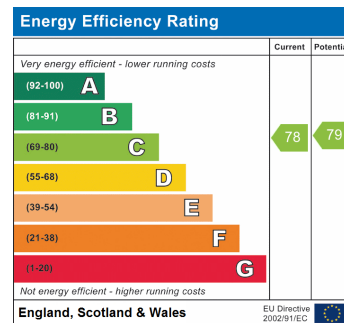


While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Mapbox ©2022

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.