



- A Large Established Four Bedroom Detached Residence
- Situated On A Corner Plot Position
- Two Driveways and Two Garages
- Four Generous Bedrooms
- Downstairs Cloakroom
- Large Porchway
- Generous Corner Plot
- Driveway Providing Ample Parking
- Located On The Ever Popular 'Australian Estate'
- Viewings Are Highly Recommended

1 Adelaide Drive, Colchester, Essex. CO2 8UB.

* Guide Price £425,000 to £450,000 * Positioned to the South of Colchester in the ever popular 'Australian Estate' is this superbly extended four bedroom detached home, residing on a corner plot and presented in good order throughout - offering access to a range of nearby shops, local schooling and brilliant transport links to Colchester Town Centre and train station.



Property Details.

Ground Floor

Porch

14' 8" x 6' 8" (4.47m x 2.03m) External door into porch, tiled flooring, door leading into inner hallway.

Hallway

10' 8" x 6' 5" (3.25m x 1.96m) Radiator, stairs rising to first floor, door to:

Downstairs Cloakroom

Low level W.C, vanity wash basin, radiator.

Kitchen



10' 4" x 8' 8" (3.15m x 2.64m) Range of eye level cupboards, units and work surfaces, radiator, free standing appliances, UPVC window to side aspect, UPVC door leading to garden.

Living Room



22' 8" x 18' 2" (6.91m x 5.54m) L shaped living area, inset storage cupboard, serving hatch into kitchen, sliding doors leading into reception room.

Reception Room



21' 9" x 11' 5" (6.63m x 3.48m) UPVC sliding doors to garden, UPVC window to side aspects.

First Floor

Landing

Access to loft hatch, storage cupboard.

Bedroom One



11' 3" x 10' 9" (3.43m x 3.28m) UPVC window to front aspect, radiator, built in wardrobes.

Property Details.

Bedroom Two



10' 7" x 9' 9" (3.23m x 2.97m) UPVC window to rear aspect, radiator, built in wardrobe.

Bedroom Three



9' 5" x 8' 6" (2.87m x 2.59m) UPVC window to front aspect, built in wardrobes, radiator.

Bedroom Four

9' 4" x 7' 4" (2.84m x 2.24m) UPVC window to rear aspect, radiator.

Bathroom



7' 1" x 5' 4" (2.16m x 1.63m) Low level W.C, panelled bath with shower attached, obscured window to side aspect, vanity wash basin, radiator.

Outside

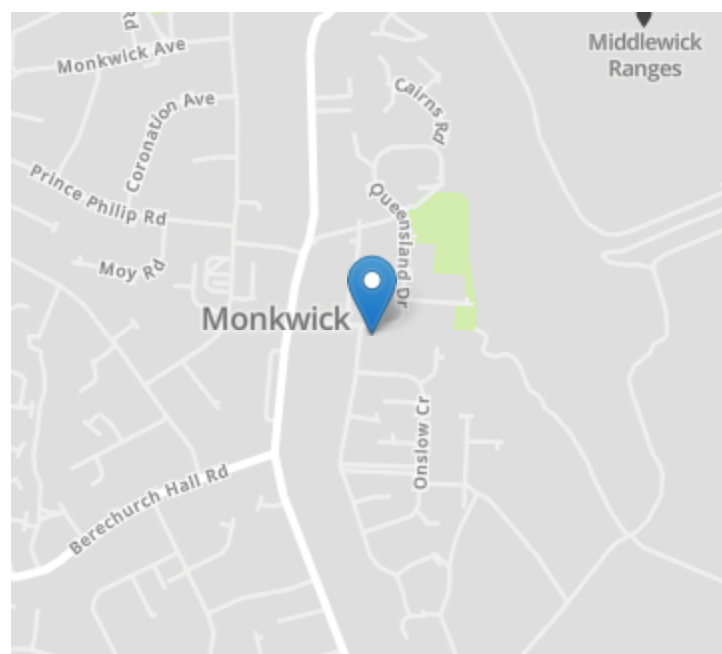


Externally the property is situated on a large corner position with ample off road parking and garage to the front and a further driveway to the rear, with a garage based in the garden. There is also gated access to the front of the property which leads to the garden.

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.