



- Extended Four Bedroom Link-Detached Home
- Living Room With Dual Aspect Windows
- Open Plan Kitchen-Diner With Bi-Folding Doors
- Play Room/Study
- Four Well Proportioned Bedrooms
- En-Suite Bathroom & Family Bathroom Suite
- Corner Plot & South Facing Rear Garden

## 2 Glendale Grove, Colchester, Essex. CO4 0LU.

\*Guide Price £425,000 - £450,000\* We are proud to present to market this exceptional four bedroom link-detached residence, positioned in the popular St John's district of North Colchester and presented to market in first class order. Extended and upgraded by the current owners, this beautiful family home offers an abundance of living and bedroom space throughout. The house has been adapted with the expanding family in mind and to allow for modern day living.





# Property Details.

## Ground Floor

### Entrance Porch

5' 4" x 3' 5" (1.63m x 1.04m) UPVC entrance door to front aspect, privacy glass panelled windows, tiled floor, glazed doubles to hallway:

### Entrance Hall

14' 0" x 5' 9" (4.27m x 1.75m) Oak floor throughout, stairs to first floor, radiator, understairs desk, further doors to:

### Living Room



11' 4" x 14' 0" (3.45m x 4.27m) UPVC window to front and side aspect, radiator, variety of communication input and output

### Kitchen-Diner



21' 3" x 16' 8" (6.48m x 5.08m) UPVC windows to side aspect, UPVC bi-folding doors to rear aspect, oak floor throughout, radiator x2, variety of modern fitted base and eye level units with work surfaces over, tiled splashback, contemporary extractor fan with range style oven under, inset ceramic butler sink with spray tap over, integrated dishwasher, fridge/freezer, feature centre island with inset plug point and drawers and cupboard under, breakfast bar, television ariel points, further door to:

### Play Room/Study

8' 3" x 10' 3" (2.51m x 3.12m) Oak floor, radiator, UPVC french doors to rear aspect, inset spotlights, door to integral garage, further door to:

### Downstairs Cloakroom

Tiled floor, wash hand basin with tiled splash back, W.C, inset spotlights, extractor fan

## First Floor

### First Floor Landing

UPVC window to side aspect, airing cupboard, loft access, further doors to:

### Master Bedroom



10' 3" x 12' 4" (3.12m x 3.76m) UPVC window to rear & side aspect, radiator, further door to:

### En-Suite Bathroom

Tiled floor, vanity wash hand basin, W.C, UPVC window to side aspect, 1/2 tiled walls, walk in double width shower cubicle with tiled with dual shower heads and tiled wall behind, shaver point

# Property Details.

## Bedroom Two



11' 5" x 11' 7" (3.48m x 3.53m) UPVC window to front and side aspect, radiator

## Bedroom Three



8' 5" x 9' 7" (2.57m x 2.92m) UPVC window to side aspect, radiator

## Bedroom Four

8' 1" x 8' 0" (2.46m x 2.44m) UPVC window to front aspect, radiator

## Family Bathroom Suite



Tiled panel bath with tiled walls & shower and screen over, W.C, wall mounted wash hand basin, chrome wall mounted towel rail, tiled floor

## Outside, Garden, Parking & Garage



As previously mentioned this property occupies a favourable corner plot. The garden features a large patio area, ideal for outdoor seating and entertaining and is South facing, this ensuring maximum sunlight during all seasons, The remainder of the garden laid to lawn and a small shingled area is enclosed by sleepers. The boundaries are formed by panel fencing and there is a gate providing side access. Complete with a garden shed, garage with full power and off road parking, it makes the ideal family home.

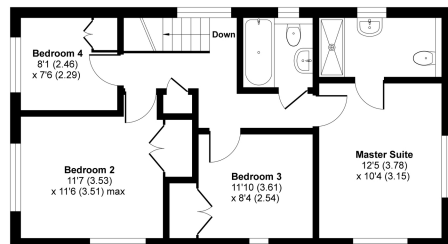
# Property Details.

## Floorplans

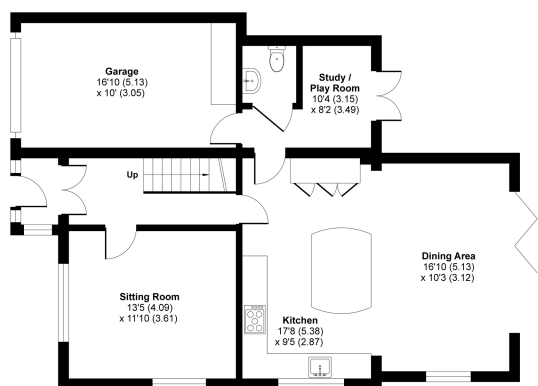
### Glendale Grove, Colchester, CO4

Approximate Area = 1496 sq ft / 139 sq m (includes garage)

For identification only - Not to scale



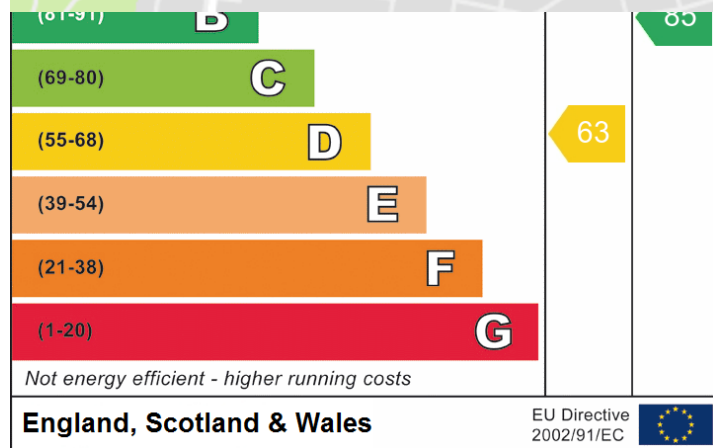
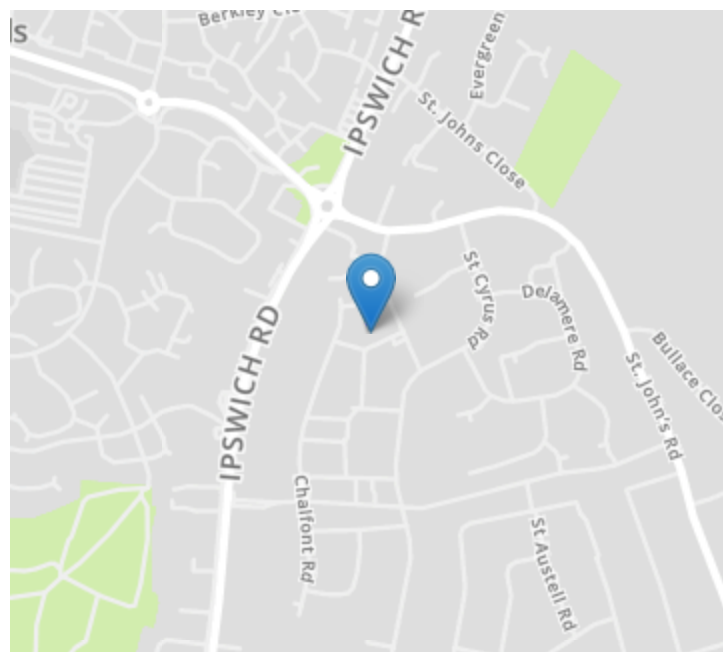
FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Michaels Property Consultants. REF: 760763

## 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.