



- An Impressive Three Bedroom Detached Family Home
- Conveniently Positioned To The South Of Colchester
- Close To An Array Of Excellent Amenities & Choice Of Schooling
- Modern Kitchen With Integrated Appliances Throughout
- Living Room With Dual Aspect Windows
- Study/Play Room
- Two Doubles & Sizeable Third Room
- First Floor Family Bathroom Suite
- Private & Enclosed Rear Garden
- Off Road Parking & Garage

## 8 James Gore Drive, Colchester, Essex. CO2 8WZ.

**\*\*Guide Price £325,000 - £350,000\*\*** An impressive three bedroom link-detached family home, conveniently positioned to South of Colchester and offering a generous amount of both reception and bedroom space throughout, whilst boasting an excellent enclosed rear garden. James Gore Drive is positioned within close proximity of a range of local amenities, ranging from; coffee shop, convenience store, barbers and more. A range of primary and secondary education is also close by, as well as scenic walks within easy reach with Friday Woods moments away - ideal for avid dog walkers.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs to ground floor, radiator, access to:

### Downstairs Cloakroom

W.C, wash hand basin, radiator, window to rear aspect

### Reception Room



18' 3" x 9' 2" (5.56m x 2.79m) Window to front aspect, radiator, communication points, French doors to rear aspect (providing access to rear garden)

## Kitchen



9' 4" x 7' 10" (2.84m x 2.39m) A modern fitted kitchen comprising of; a variety of modern fitted base and eye level units with worksurfaces over, inset sink, drainer and mixer tap over, inset oven/grill, hob and extractor fan over, integrated fridge/freezer, integrated dishwasher, window to front aspect, tiled floor

## Study/Bedroom Four



8' 8" x 7' 10" (2.64m x 2.39m) Window to front aspect, radiator

## First Floor

### Landing

Stairs to ground floor, doors to:

# Property Details.

## Master Bedroom



11' 0" x 11' 10" (3.35m x 3.61m) Window to front aspect, radiator, wardrobes, door to:

## Bedroom Two



11' 1" x 9' 5" (3.38m x 2.87m) Window to front and side aspect, radiator

## En-Suite Shower Room



Window to front aspect, W.C, wash hand basin, shower cubicle, radiator

## Bedroom Three



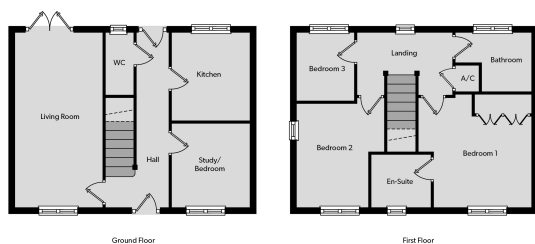
7' 10" x 5' 11" (2.39m x 1.80m) Window to rear aspect, radiator

## Outside, Garden, Garage & Parking

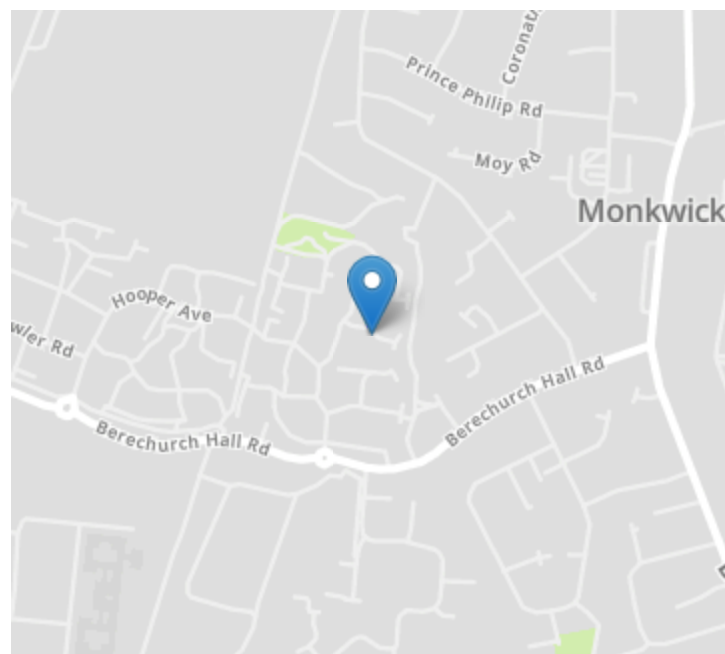
this family home commands a favourable plot and boasts a generous, private and enclosed rear garden. The garden commences with a raised decking area, leading on to an area that is predominately laid to lawn. Timber sleepers enclose an array of mature hedges, plants and shrubs, whilst boundaries are formed by panel fencing. Secure side access provides access to a private driveway, offering off road parking. Completing this home is the added benefit of a garage, with garden access.

# 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.