



- An Excellent Three Bedroom Semi-Detached Family Home
- Situated In The Heart Of Colchester's Historic City Centre
- Warm & Inviting Living Room
- Generously Sized Dining Room
- Stylish Kitchen With Space For Appliances
- Conservatory
- Two Double Bedrooms & Sizeable Third Bedroom
- First Floor Family Bathroom Suite
- Private & Enclosed Rear Garden
- Added Luxury Of A Garden Room With Full Power
- Off Road Parking

129 Butt Road, Colchester, Essex. CO3 3DP.

****Guide Price £350,000 - £375,000**** A charming and well-appointed, bay-fronted three bedroom semi-detached family home. Situated in the heart of Colchester's city centre and within easy access of Colchester's city centre, therefore home to; an array of independent shops, boutiques, restaurants, bars and leisure facilities. This home is also a stones throw from some of the city's most favourable comprehensive and private educational choices, making it the ideal family home. Offering generous amount of both reception and bedroom space throughout, this home must be viewed to be appreciated in its entirety.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, oak floor throughout, stairs rising to first floor, access to:

Dining Room



13' 11" x 11' 3" (4.24m x 3.43m) Window to rear aspect, radiator, oak flooring throughout, retractable doors to living room, access to:

Living Room



12' 9" x 10' 1" (3.89m x 3.07m) Bay window to front aspect, radiator, original fireplace with marble surround, communication points

Kitchen



15' 5" x 8' 1" (4.70m x 2.46m) A fitted kitchen comprising of; a range of fitted base and eye level units with wood worksurfaces over, inset sink, drainer and taps over, integrated; oven/grill, inset hob with extractor fan over, dishwasher, space for; washing machine, tumble/dryer & fridge/freezer, tiled splashback, radiator, wall mounted gas boiler, windows to side aspect, patio doors to rear garden and access to conservatory

Conservatory



14' 6" x 5' 7" (4.42m x 1.70m) Windows to all aspect, patio doors to side aspect, tiled flooring

First Floor

First Floor Landing

Stairs to ground floor, doors and access to:

Property Details.

Master Bedroom



14' 0" x 13' 0" (4.27m x 3.96m) Bay window to front aspect, radiator, feature fireplace, inset storage cupboard, loft access

Bedroom Two



11' 1" x 9' 2" (3.38m x 2.79m) Window to rear aspect, radiator, cast iron feature fireplace

Bedroom Three



8' 1" x 6' 10" (2.46m x 2.08m) Window to rear aspect, radiator, benefit of fitted wardrobes

Family Bathroom



A first floor family bathroom suite comprising of; panel bath with shower over, screen and tiled wall finish, W.C, vanity wash hand basin, towel rail, window to side aspect

Outside, Garden, Garden Room & Parking



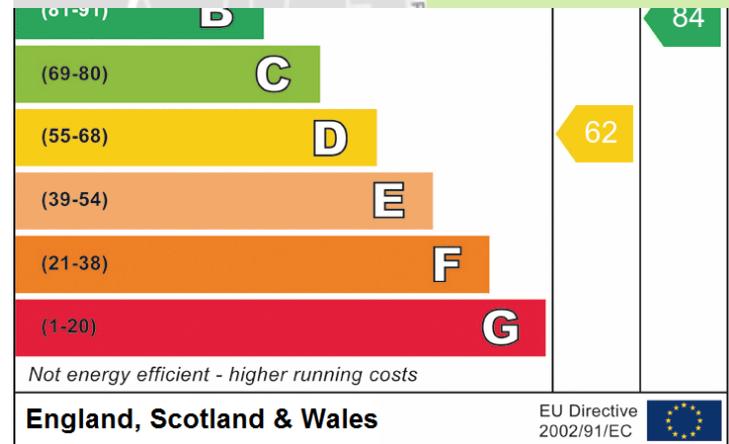
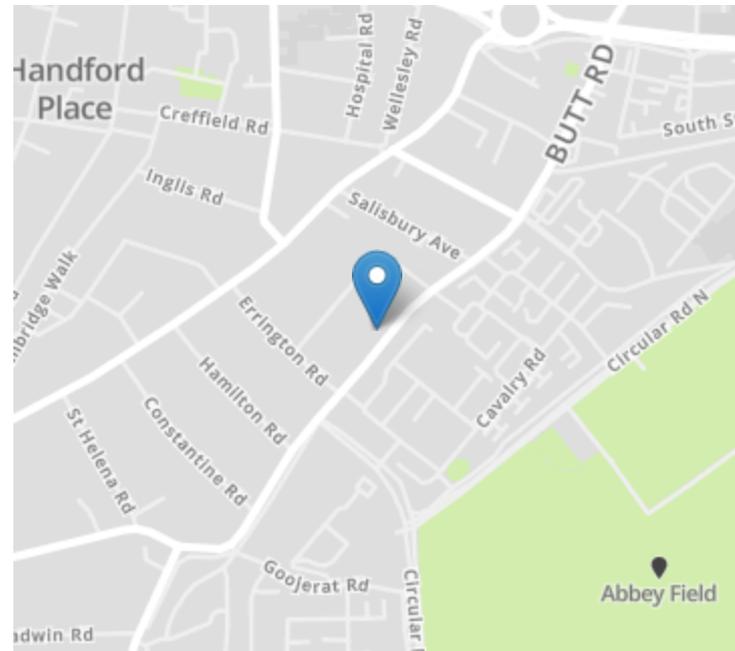
A well-established garden is featured, predominately laid to lawn and features an array of mature hedges, shrubs and trees throughout. Landscaped with a generous patio area, it provides the ideal place for outdoor dining and peaceful reflection. A garden storage unit is available for convenience, whilst there is the added benefit of a garden room to the rear - complete with full power and could be utilised as a home gym, office or children's play area. Complete with off road parking on a shingle driveway to the front of the property.

Property Details.

Floorplans



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.