



- Beautifully Present Throughout
- Four Sizeable Bedrooms
- Kitchen/Dining Room
- Utility Room and Cloak Room
- En Suite To Master
- Front & Rear Gardens
- Large Garage
- Private Parking
- Must Be Viewed To Be Appreciated

## 83 Hooper Avenue, Colchester, Essex. CO2 9FE.

GUIDE PRICE £350,000 - £360,000. This beautifully presented family home is located within a highly sought after area to the south of Colchester offering good access to the A12, well served bus routes to Colchester town centre & mainline train station to London Liverpool Street and within popular primary & secondary school catchments. The property comprises of entrance hall, ground floor cloak room, light and airy living room with patio doors to the garden, stunning kitchen/family room leading to the utility room, the first floor offers four very sizeable bedrooms, master bedroom with en suite and spacious family bathroom.





# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor, under stairs storage cupboard, radiator.

### Cloakroom

Low level WC, pedestal wash hand basin, radiator.

### Living Room



20' 2" x 11' 3" (6.15m x 3.43m) UPVC window to front, doors to patio area, two radiators, wood effect floor.

### Kitchen



20' 2" x 10' 6" (6.15m x 3.20m) UPVC windows to front and rear, range of base and eye level units with roll edge work surface over, inset one and a half bowl sink unit with tap and drainer, two electric ovens, electric hob with extractor over, integrated dishwasher and fridge/freezer, spot lights, radiator.

### Utility Room

UPVC door to rear, plumbing for washing machine, boiler, radiator.

## First Floor

### Landing

Loft hatch.

### Bedroom One



11' 11" x 10' 8" (3.63m x 3.25m) UPVC window to rear, tripple wardrobes, radiator.

### EnSuite



UPVC window to rear, low level WC, pedestal wash hand basin, shower cubicle, chrome heated towel rail, shaver point.

# Property Details.

## Bathroom



UPVC window to front, panel bath, low level WC, pedestal wash hand basin, panel bath, heated towel rail, tiled walls, shaver point.

## Bedroom Two



11' 4" x 10' 3" (3.45m x 3.12m) UPVC window to rear, radiator.

## Bedroom Three



10' 7" x 9' 6" (3.23m x 2.90m) UPVC window to front, radiator.

## Bedroom Four

11' 3" x 8' 8" (3.43m x 2.64m) UPVC window to front, radiator.

## Outside And Garden



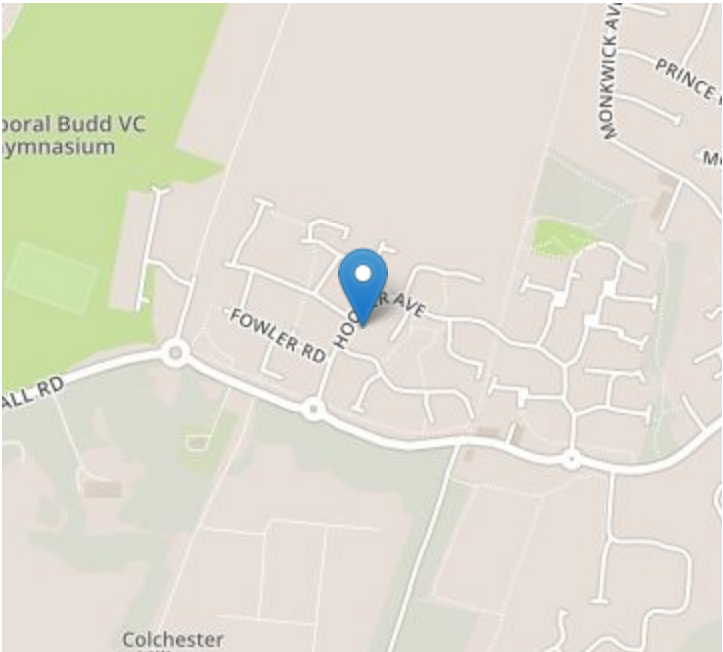
The rear garden is mainly laid to lawn with a patio area, there is a shed which is to remain and an outside tap. A shingled side access leads to the garage with up and over door and power and light connected.

There is parking to the rear of the property.

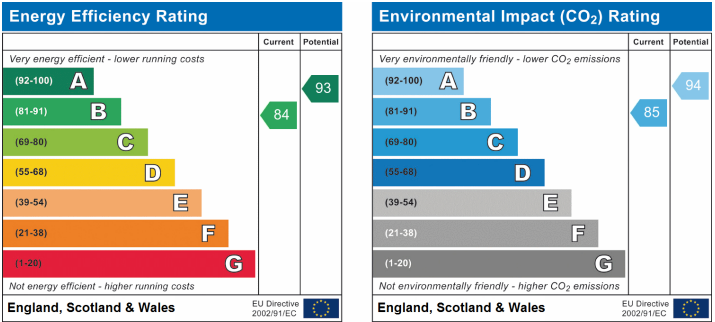
# Property Details.

## 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.