



- Detached Family Home
- Over 2000sft of Accommodation
- Five Bedrooms
- Positioned On A Quiet Road Adjacent To Fields
- Spacious Accommodation Throughout
- Living Room, Sun Room And Kitchen/Diner
- Utility Room
- Downstairs Cloakroom
- Double Garage With Office Space Over

### 3 Bullace Close, Colchester, Essex. CO4 0YP.

Rarely available and positioned on this quiet road adjacent to fields is this spacious five bedroom detached family house offering vast accommodation of over 2000sqft. Located to the north of Colchester and tucked away from any busy roads in the desirable area of St Johns with brilliant access to good local schooling, great transport links with Colchester North Station and the A12 a short driveaway.





# Property Details.

## Ground Floor

### Entrance Porch

With door to;

### Hallway

With stairs rising to first floor, doors to;

### Kitchen/Diner



20' 1" x 9' 9" (6.12m x 2.97m) With double glazed window to front and rear, radiator, a range of matching wood eye level and base units with drawers and worktops over, inset sink and drainer, door to utility room, opening too;

### Sun Room



11' 2" x 9' 8" (3.40m x 2.95m) With patio doors to rear, radiator.

### Utility Room

9' 8" x 7' 8" (2.95m x 2.34m) With double glazed window to front, door to garage.

## Living Room



19' 4" x 16' 8" (5.89m x 5.08m) With double glazed bay window to front, radiator.

### Bedroom Four

11' 8" x 10' 5" (3.56m x 3.17m) With double glazed window to rear, radiator.

### Bedroom Five

11' 4" x 7' 9" (3.45m x 2.36m) With double glazed window to side, radiator.

## Bathroom



With double glazed window to side, four piece bathroom suite comprising of a walk in shower, panelled bath, wash hand vanity unit and close coupled WC, radiator.

## WC

With window to rear, wash hand basin, close coupled WC.

# Property Details.

## First Floor

### Landing

With window to side, airing cupboard, doors to;

### Bedroom One



14' 0" x 11' 9" (4.27m x 3.58m) With window to front, radiator, built in storage, door to;

### En-Suite

With window to front, built in storage, close coupled WC, wash hand basin, shower cubicle.

### Bedroom Two

15' 1" x 11' 4" (4.60m x 3.45m) With two windows to side, radiator.

### Bedroom Three

12' 5" x 11' 9" (3.78m x 3.58m) With window to front, radiator, built in storage.

## Outside

### Driveway, Front Garden And Rear Gardens



The property is privately enclosed by brick walling and fencing. The driveway is access through double gates and provides off road parking and leads to the garage. The front garden is a generous size and is block paved with a variety of hedgerow and shrubs. To the rear, the property has a low maintenance rear garden, which is also predominately patio.

### Double Garage

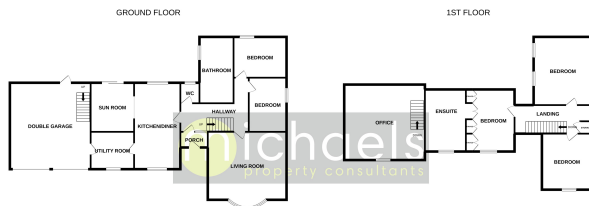
18' 4" x 17' 0" (5.59m x 5.18m) With two up and over doors to front, door to rear and stairs rising to office/storage space.

### Office/Storage

18' 4" x 13' 4" (5.59m x 4.06m) An excellent space which could easily be utilised as further accommodation or a brilliant office.

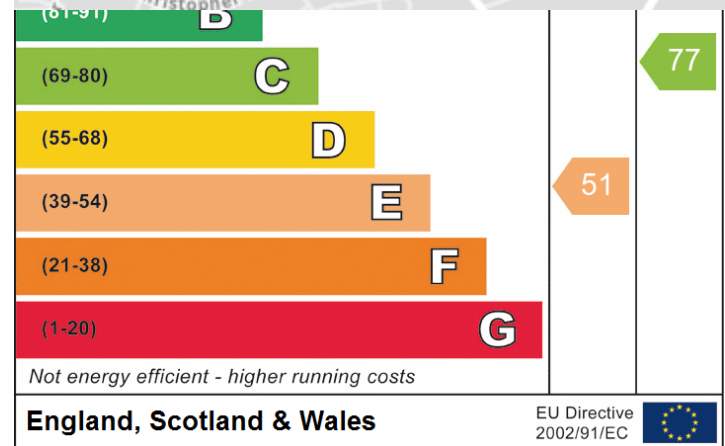
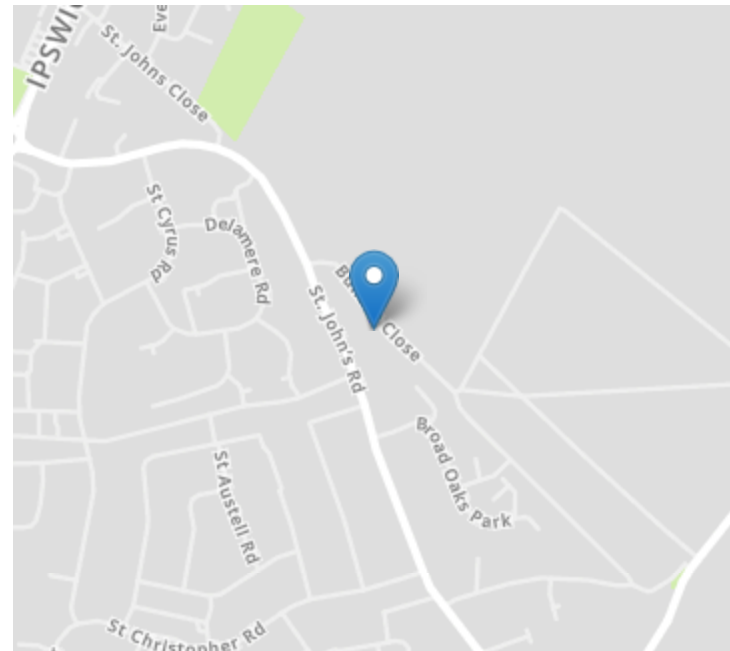
# Property Details.

## Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan, the accuracy of the floor plan is not guaranteed. Measurements 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. Made with the help of CML for plan.

## 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.