



- Detached Four Bedroom Family Home
- Two Large Reception Rooms
- Annex With Living Room & Bathroom
- Separate Kitchen
- Conservatory
- Sauna & Pool House (*)
- Four Well Proportioned Bedrooms
- Ensuite Bathroom To Master Bedroom
- No Onward Chain

**60 Booth Avenue, Colchester, Essex.
CO4 3AZ.**

We are privileged to market this spacious and heavily extended five bedroom detached family residence, situated to the North of Colchester, Booth Avenue. This property is perfect for the expanding family and allows for modern versatile living and the ground floor accommodation allows for two well proportioned reception rooms and benefits from a ground floor annex with its own separate living space and bathroom. The first floor accommodation allows for four sizeable bedrooms, with the master bedroom featuring the added benefit of an en-suite bathroom. There is also an additional family bathroom and separate W.C.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, doors to:

Living Room



20' 8" x 12' 9" (6.30m x 3.89m) UPVC window and French doors to rear, wooden flooring, radiator.

Dining Room

16' 5" x 10' 5" (5.00m x 3.17m) UPVC window to front, wooden flooring, radiator.

Kitchen



20' 0" x 10' 9" (6.10m x 3.28m) UPVC windows to rear and side and UPVC door to side, range of base and eye level units with work surface over, inset sink unit with mixer tap and drainer, tiled splash backs, space for cooker and fridge/freezer, plumbing for washing machine, space for tumble dryer, tiled flooring.

Conservatory

Currently housing a Swedish sauna, windows to garden aspect and a door leading to the rear garden.

Annex Bedroom



9' 0" x 7' 3" (2.74m x 2.21m) Skylight window, laminate flooring, doors to:

Annex Living Room



14' 1" x 7' 8" (4.29m x 2.34m) UPVC window to front, TV point, laminate flooring.

Annex Bathroom



Low level WC, pedestal wash hand basin, corner bath with shower over, heated towel rail, partially tiled walls.

Property Details.

First Floor

Landing

UPVC window to side, built in cupboard, radiator, doors to:

Master Bedroom



12' 1" x 11' 4" (3.68m x 3.45m) UPVC window to rear, built in wardrobes, radiator, door to:

EnSuite



UPVC window to side, low level WC, bidet, pedestal wash hand basin, shower cubicle, panel bath, fully tiled walls, heated towel rail, tiled flooring.

Bedroom Two

UPVC window to front, wooden flooring, radiator.

Bedroom Three

11' 4" x 9' 6" (3.45m x 2.90m) UPVC window to rear, radiator.

Bedroom Four

9' 2" x 6' 6" (2.79m x 1.98m) UPVC window to front, built in cupboard, radiator.

Family Bathroom

Low level vanity wash hand basin, panel bath with mixer taps and shower attachment over, fully tiled walls.

Seperate WC

Low level WC, fully tiled walls.

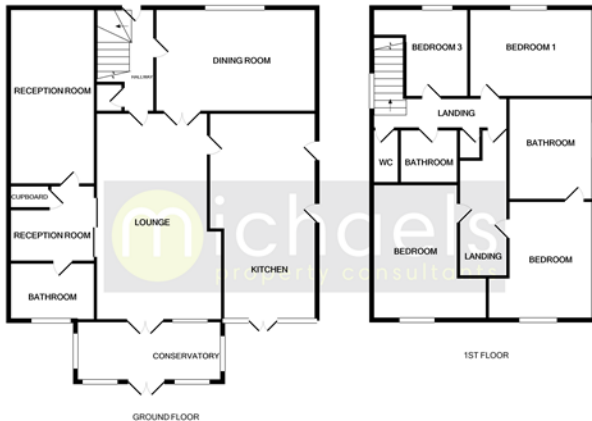
Rear Garden



Predominately laid to lawn with flower and shrub borders, patio area, partially built swimming pool, shed and pool house with another sauna to remain, hot tub to remain, all enclosed by panel fencing, gated access to salary brook.

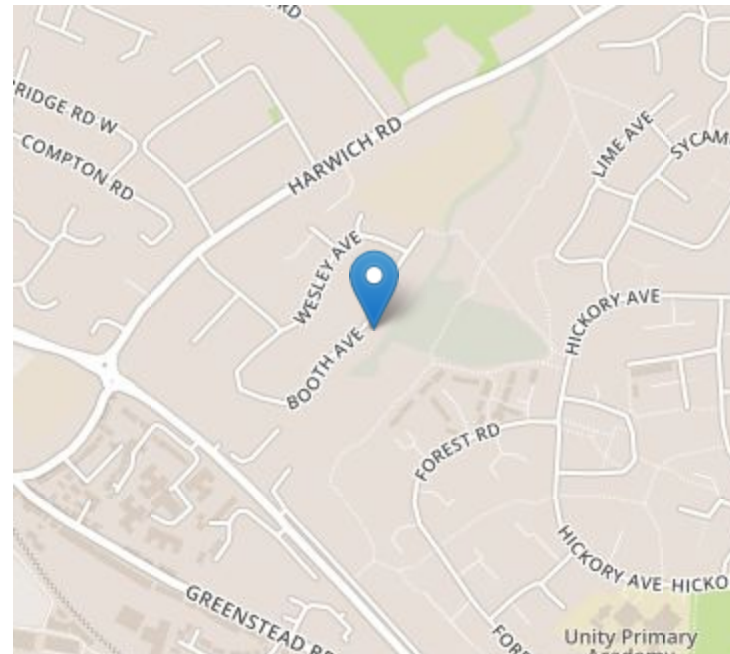
Property Details.

Floorplans

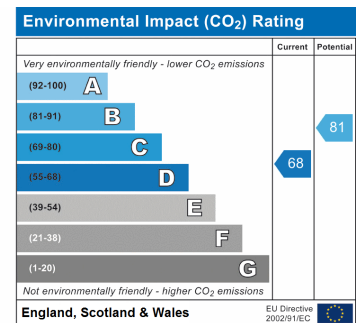
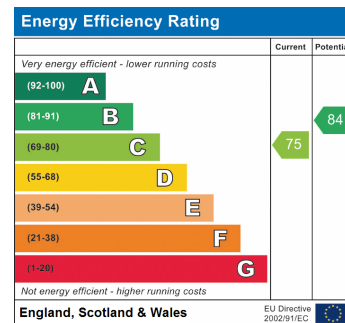


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floor, window, ceiling and plot areas are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.