



- GUIDE PRICE £500,000 - £525,000
- Detached Four Bedroom Family Home
- Conveniently Positioned To The North Of Colchester
- Contemporary Open Plan Kitchen/Diner
- Large Living Room
- Family Bathroom, En-Suite Shower Room And Downstairs Cloakroom
- Generous Gardens
- Driveway And Double Garage

Call to view 01206 576999



56 Howards Croft, Colchester, Essex. CO4 5FP.

A chance to purchase this spacious 'Bay Fronted' four bedroom detached residence occupying a splendid plot within this sought after road to the North of Colchester, within close proximity of the A12, North Station, General Hospital and excellent schooling. The property has been beautifully maintained and upgraded by the current owners and offers an abundance of living accommodation throughout with some high quality finishing's. An ideal purchase for the growing family, this exceptional detached home offers quiet living whilst being within short distance to a range of excellent appliances.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor and doors to;

WC

With wash hand basin, close coupled WC, radiator.

Lounge



20' 1" x 11' 2" (6.12m x 3.40m) With double glazed bay window to front, radiator, gas feature fireplace, double doors to conservatory.

Conservatory



12' 9" x 11' 9" (3.89m x 3.58m) UPVC and brick plinth construction with French doors providing access to garden.

Kitchen



20' 1" x 8' 4" (6.12m x 2.54m) With double glazed window to front, radiator, a range of contemporary high gloss units with granite worksurfaces,, inset sink and drainer, breakfast bar, Siemens double oven, Siemens induction hob, wine cooler, integrated fridge/freezer, NEFF dishwasher, washing machine, double glazed door to garden, open to;

Dining Room



13' 2" x 9' 9" (4.01m x 2.97m) With double glazed bay window to rear, radiator, feature downlights.

First Floor

Landing

With doors to;

Property Details.

Bedroom One



12' 9" x 10' 7" (3.89m x 3.23m) With double glazed window to rear, radiator, built in wardrobe, door to;

En-Suite

With obscure window double glazed window to front, fully tiled, close coupled WC, wash hand vanity basin, walk in shower cubicle.

Bedroom Two



11' 4" x 10' 4" (3.45m x 3.15m) With double glazed window to front, radiator.

Bedroom Three

9' 4" x 8' 1" (2.84m x 2.46m) With double glazed window to rear, radiator.

Bedroom Four

9' 3" x 6' 9" (2.82m x 2.06m) With double glazed window to front, radiator.

Family Bathroom



With double glazed obscure window to rear, heated towel rail, part tiled walls, panelled bath with shower screen and shower over, close coupled WC, wash hand basin, tiled flooring.

Outside

Rear Garden



Outside, to the rear there is a generous rear garden which has been landscaped and offers a large patio area and a further area which is artificial grass. The garden is enclosed by brick walling and fencing with gated side access.

Garage

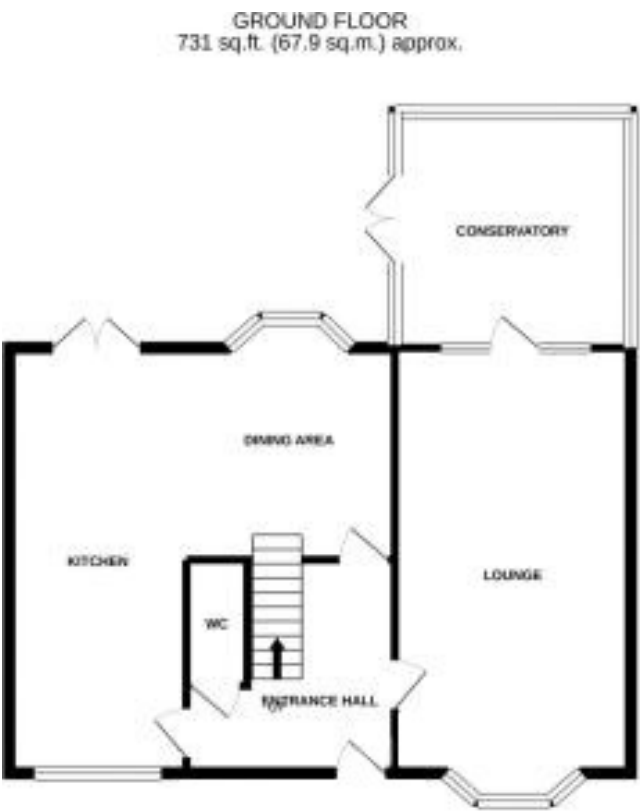
17' 11" x 17' 1" (5.46m x 5.21m) With two up and over doors to front, power and light connected.

Driveway

Adjacent to the property there is a driveway which provides parking for several cars and access to the double garage.

Property Details.

Floorplans

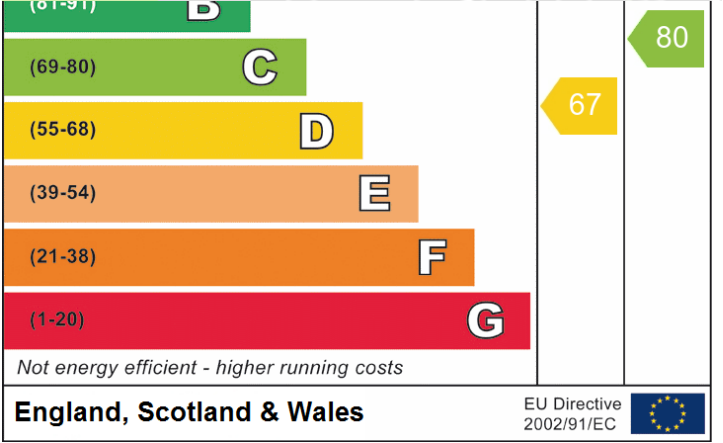
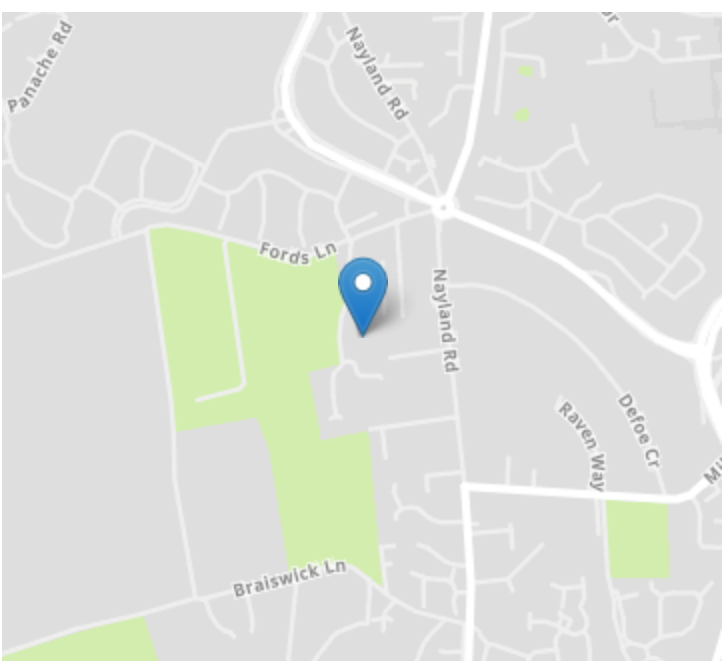


TOTAL FLOOR AREA: 1324 sq.ft. (123.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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.

Made with Microplot 02/2021

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.