



- Extremely Spacious Four Bedroom Family Home
- Detached With Further Potential
- Detached Double Garage And Private Driveway
- Two Reception Rooms
- Kitchen & Utility Room
- Conservatory
- Four Double Bedrooms
- Private Rear Garden

### 10 Holm Oak, Colchester, Essex. CO2 8QA.

Located in a very sought after area to the South of Colchester, offering many shops, supermarkets and amenities, fantastic school catchments and very well served bus routes is this deceptively spacious extended detached family home. The property sits at the end of a very quiet cul de sac and comprises of entrance hall, modern fitted kitchen, separate and very large utility room, two reception rooms, conservatory and ground floor cloak room. The first floor comprises of four double bedrooms and modern family bathroom.



# Property Details.

## Ground Floor

### Entrance Porch

UPVC door to porch door to;

### Entrance Hall

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

### Cloakroom

UPVC frosted window to front, low level WC, pedestal wash hand basin.

### Kitchen/Breakfast Room



17' 4" x 7' 8" (5.28m x 2.34m) UPVC window to front, range of base and eye level units with work surfaces over, inset one and a half bowl stainless steel sink unit with tap and drainer, breakfast bar, inset electric hob, integrated double oven and fridge/freezer, plumbing for dishwasher.

### Utility Room

15' 4" x 7' 4" (4.67m x 2.24m) UPVC window to front and doors to front and rear, range of base and eye level units with work surfaces over, inset one and a half bowl stainless steel sink unit with tap and drainer, plumbing for washing machine, space for tumble dryer, radiator.

## Living Room



23' 5" x 11' 8" (7.14m x 3.56m) UPVC window to rear, feature gas fireplace, UPVC patio doors to rear conservatory.

## Dining Room



16' 0" x 8' 3" (4.88m x 2.51m) UPVC window to front, two radiators.

## Conservatory

11' 6" x 11' 3" (3.51m x 3.43m) Brick base with UPVC glazing to all aspects, bespoke blinds, UPVC patio doors to rear garden

## First Floor

### Landing

Loft access, radiator.

# Property Details.

## Bedroom One



11' 9" x 9' 9" (3.58m x 2.97m) UPVC window to front, built in storage cupboard, radiator.

## Bedroom Two



12' 0" x 11' 3" (3.66m x 3.43m) UPVC window to rear, built in storage, radiator.

## Bedroom Three

11' 10" x 8' 3" (3.61m x 2.51m) UPVC window to front, storage cupboard, built in single bed.

## Bedroom Four

11' 10" x 8' 7" (3.61m x 2.62m) UPVC window to rear, radiator.

## Family Bathroom



Frosted UPVC window to side aspect, low level WC, vanity wash hand basin, p shape bath with shower over and mixer taps, chrome heated towel rail, part tiled.

## Double Garage

Two up and over doors, power and light connected.

## Outside

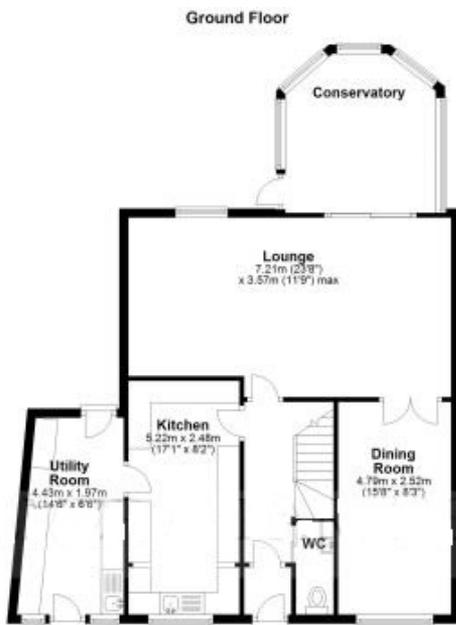


To the front there is an extremely generous private driveway providing off road parking for many cars (the vendors have had 10 cars parked at once) There is secure side gate allowing access to the rear garden.

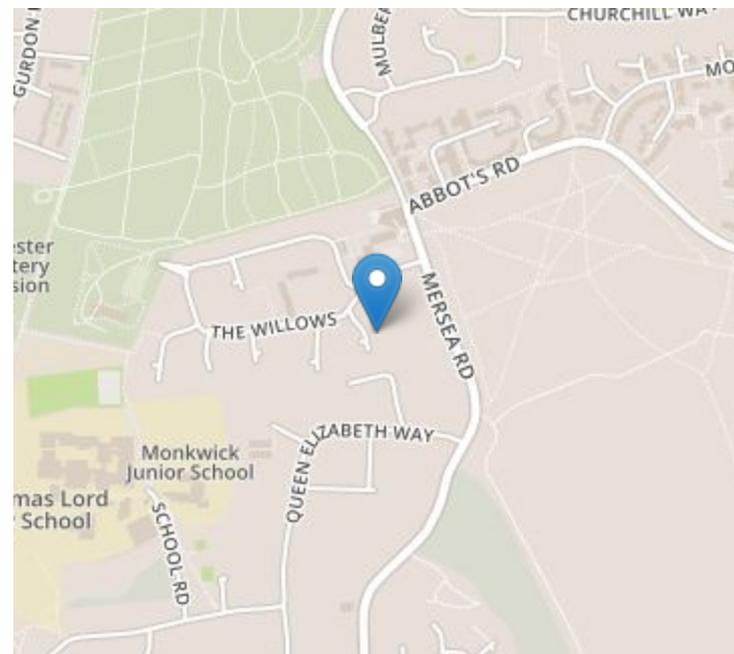
The rear garden comprises of a sand stone patio area, leading to a landscaped lawn, raised and very established fish pond, seating area, garden shed to remain, side patio area with electric awning, panel fencing, garden tap, side access.

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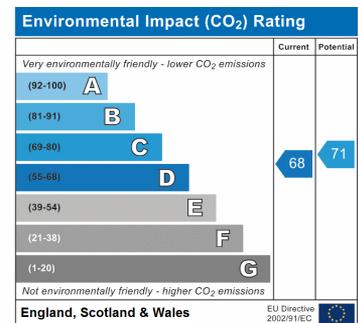
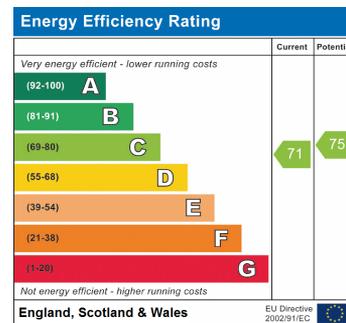
## Floorplans



## 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.