



- Two Bedroom Detached House
- Parsons Heath, North-East Colchester Location
- Driveway Enclosed By Cast Iron Gates
- Two Double Bedrooms
- First Floor Bathroom
- Ground Floor W.C.
- Dining Room
- Living Room With Cast Iron Log Burner
- Modern Kitchen With Space For Appliances
- Garage & Private Enclosed Rear Garden

20a Parsons Heath, Colchester, Essex. CO4 3HX.

****Guide Price £350,000 - £375,000**** An exciting opportunity has arisen to acquire an excellent two bedroom detached home, situated to the North of Colchester in Parsons Heath and offering a deceptive amount of reception and bedroom space throughout. Set back from the road and shielded by mature hedge row and imposing cast iron gates, the property offers an exclusive feel the moment you arrive. This property offers accommodation in the form of; a welcoming entrance hall, formal dining room/second reception room, large reception room with inset cast iron long burner, modern kitchen with space for appliances, ground floor cloakroom, two double bedrooms and a first floor family bathroom. There is also the added luxury of an integral garage, partly converted with a stud wall divide and forming an additional utility space, come home office. A private and enclosed rear garden is also on offer.



Property Details.

Ground Floor

Entrance Hall



Entrance door and window to front aspect, radiator, stairs to first floor, under-stairs storage, doors and access to:

Dining Room/Reception Two



3.49m x 3.1m (11' 5" x 10' 2") Window to front aspect, radiator

Reception Room/Living Room



20' 0" x 14' 2" (6.10m x 4.32m) Window to side aspect, patio doors to rear aspect, inset cast iron log burner with exposed brick surround, radiator

Kitchen



3.54m x 2.63m (11' 7" x 8' 8") Window to rear aspect, a variety of base and eye level fitted unit with worksurfaces over, inset sink, 1/2 sink, drainer and tap over, inset oven and grill, space for: fridge/freezer, washing machine, inset hob with extractor fan over, door to side aspect (leading to rear garden)

W.C.

Window to side aspect, radiator, W.C., wash hand basin

First Floor

Landing

Stairs to ground floor, doors and access to:

Property Details.

Bedroom One



5' 7" x 3' 1" (1.70m x 0.94m) Window to rear aspect, radiator, eaves storage

Bathroom



Window to rear, Low level WC, wash hand basin, panelled bath, radiator, eaves storage.

Bedroom Two



3' 3" x 2' 4" (0.99m x 0.71m) Window to front aspect, radiator, eaves storage

Outside, Garden, Garage & Parking

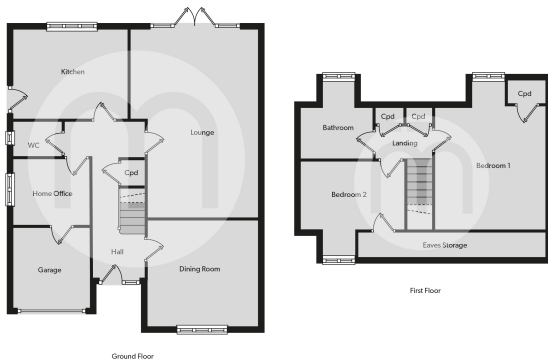


Outside, a private and enclosed rear garden is on offer, featuring a patio area and the remainder is predominately laid to lawn. Secure gated side access leads to a front of the house, where a large block paved and recently landscaped driveway can be found, offering off road parking for multiple vehicles.

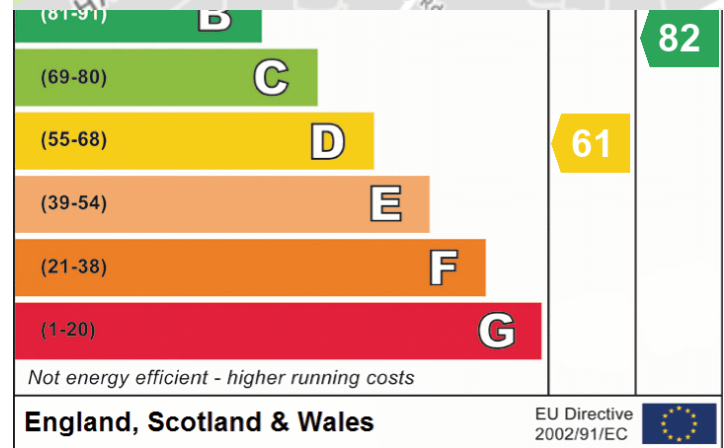
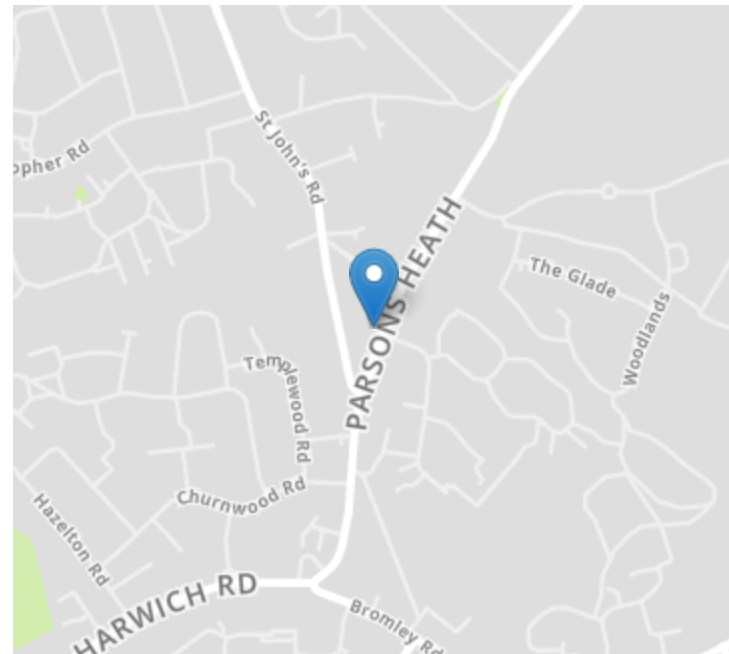
The garage is accessible via an up-and-over door to the front of the house.

Property Details.

Floorplans



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.