



- GUIDE PRICE £350,000 - £360,000
- Contemporary Semi Detached House
- Three Well Proportioned Bedrooms
- Large Open Plan Living/Dining Area
- Fitted Kitchen With Integrated Appliances
- En-Suite Shower Room, Bathroom And Downstairs Cloakroom
- Private Rear Garden
- Driveway For Two Cars

**9 Avondene Drive, Colchester, Essex.  
CO4 6DB.**

An excellent example of an executive three bedroom semi-detached residence, positioned conveniently to the North of Colchester & recently constructed by a reputable national house builder. This family home boasts a wealth of living & bedroom space throughout. Within close proximity to Colchester's Northern Gateway, David Lloyd Leisure Club & an array of exceptional comprehensive primary & secondary schooling, it makes the ideal home for any prospective purchaser looking to start a family.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor, doors to;

### WC

With UPVC window to front, close coupled WC, wash hand basin, radiator.

### Kitchen



11' 0" x 8' 10" (3.35m x 2.69m) With UPVC window to front, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, integrated dishwasher and washing machine, integrated fridge/freezer, in-built oven, gas hob with extractor hood over.

### Lounge/Diner



17' 11" x 16' 4" (5.46m x 4.98m) With two UPVC windows to rear, UPVC French doors to rear, radiator, TV point, large under stairs storage cupboard.

## First Floor

### Landing

With loft access, airing cupboard, doors to;

### Bedroom One



12' 1" x 11' 3" (3.68m x 3.43m) With UPVC window to front, radiator, built in cupboard, door to;

### En-Suite Shower Room



With UPVC window to front, radiator, part tiled walls, wash hand basin, shower cubicle, extractor.

# Property Details.

## Bedroom Two



10' 7" x 9' 8" (3.23m x 2.95m) With UPVC window to rear, radiator.

## Bedroom Three



10' 7" x 6' 4" (3.23m x 1.93m) With UPVC window to rear, radiator.

## Bathroom



With UPVC window to side, radiator, enclosed cistern WC, wash hand basin, panelled bath, part tiled walls.

## Outside

### Rear Garden



To the rear of the property there is a generous private rear garden which is enclosed by fencing with gated side access.

### Driveway

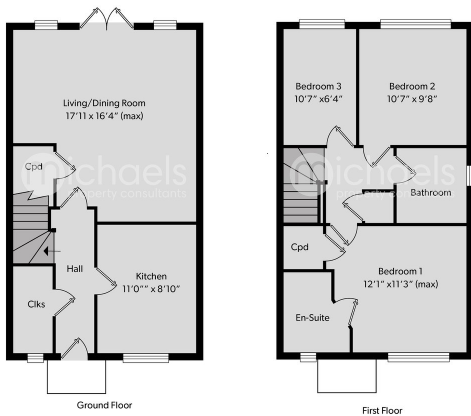
Located adjacent to the property providing off road parking for two cars.

### Estate Management Charge

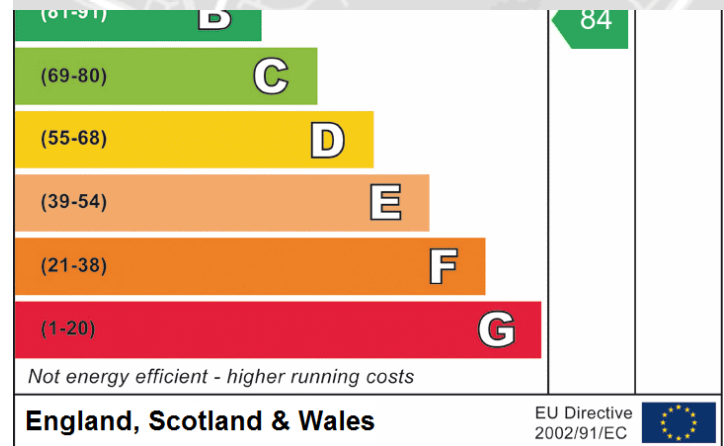
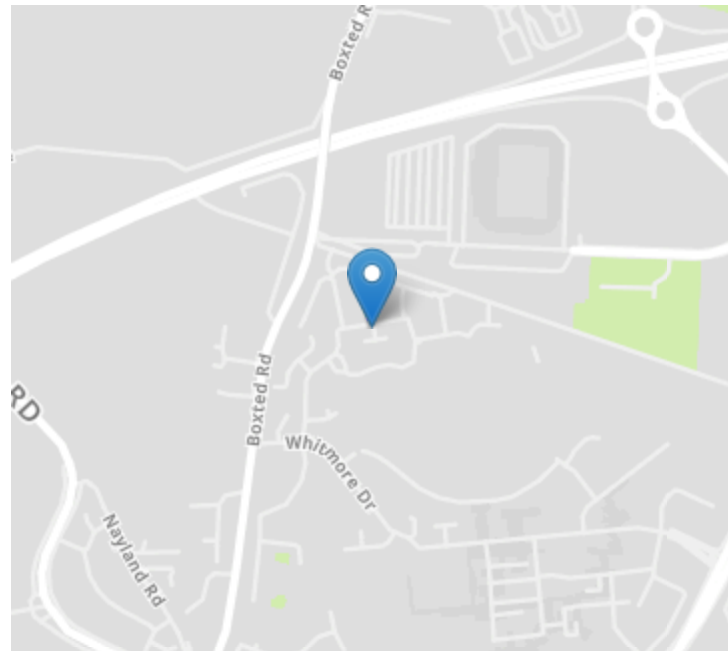
Please note there is an estate management charge payable of £25.66pcm to Chamonix for the maintenance within this estate.

# 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.