



- Extended Semi Detached Home
- Three/Four Bedrooms
- Two Reception Rooms
- Family Bathroom And Downstairs Cloakroom
- Generous Rear Garden
- Driveway Providing Off Road Parking

**43 Adelaide Drive, Colchester, Essex.
CO2 8UX.**

Positioned to the South of Colchester in the ever popular 'Australian Estate' is this three/four bedroom semi-detached home presented in good order throughout and offering access to nearby shops, local schooling and Colchester Town Centre. Extended by the current owners this home now offers four bedrooms, two reception rooms, kitchen with fitted units, family bathroom and downstairs cloakroom. Outside, the rear garden is a generous sized and is enclosed by panel fencing with a garden shed and side access. To the front of the property is the front garden and driveway which provides off road parking. An ideal family home, internal viewings are highly advised.



Property Details.

Ground Floor

Entrance Hall

With laminate flooring, door to cloakroom and open to dining room.

Cloakroom

With obscure double glazed window to front, radiator, close coupled WC, wash hand vanity basin.

Dining Room



12' 1" x 10' 2" (3.68m x 3.10m) With double glazed window to front, feature wall hung radiator, door to bedroom four/playroom, archway to kitchen and lounge.

Bedroom Four/Play Room



14' 1" x 6' 8" (4.29m x 2.03m) With double glazed window to front, radiator, double built in storage cupboard.

Lounge



16' 4" x 11' 0" (4.98m x 3.35m) With double glazed sliding doors to rear, radiator, TV point, stairs rising to first floor.

Kitchen



10' 9" x 6' 9" (3.28m x 2.06m) With double glazed door and window to rear, tiled floor, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, gas hob and extractor hood, electric oven, space for washing machine and dishwasher, fridge/freezer.

First Floor

Landing

With loft access and doors to;

Property Details.

Bedroom One



13' 4" x 11' 0" (4.06m x 3.35m) With double glazed window to front, radiator.

Bedroom Two



11' 0" x 9' 11" (3.35m x 3.02m) With double glazed window to rear, radiator.

Bedroom Three

10' 0" x 8' 3" (3.05m x 2.51m) With double glazed window to front, radiator, built in cupboard.

Bathroom



With two obscure double glazed windows to rear, close coupled WC, wash hand basin, bath with shower over, part tiled walls, radiator.

Outside

Rear Garden



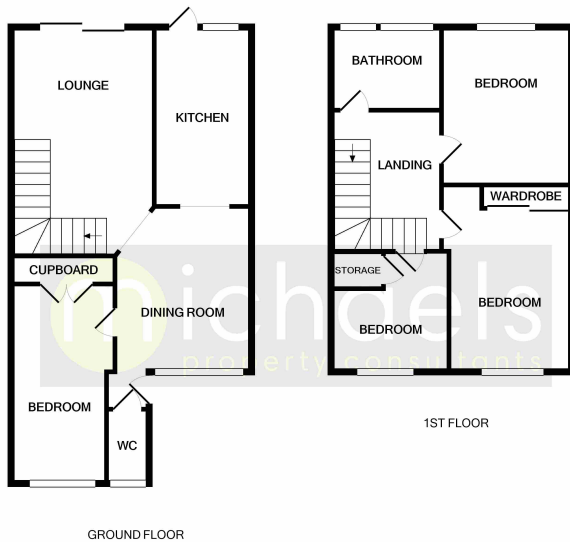
Enclosed by panel fencing with gated side access, lawn area and patio with a garden shed to remain.

Driveway

Providing off road parking to the front of the property.

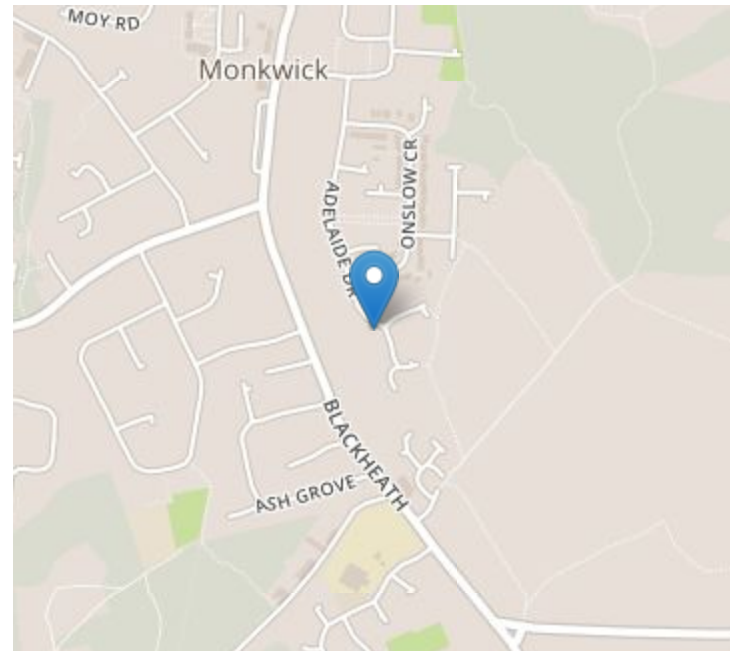
Property Details.

Floorplans

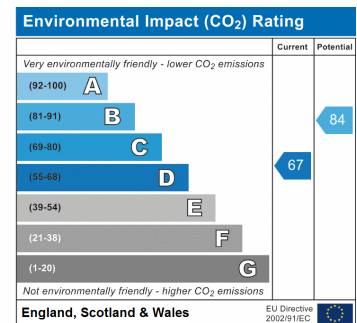
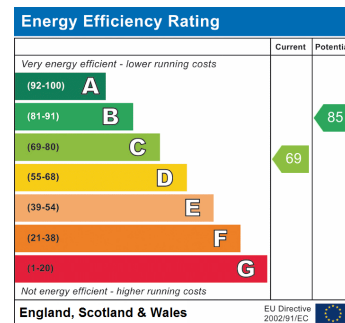


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.