



- Three Bedroom Link-Detached Family Home
- Utility Room & Downstairs Cloakroom
- Contemporary Open Plan Kitchen/Diner
- Living Room With Mezzanine Above
- Large Master Bedroom With Built In Wardrobes
- Shower Room & Separate Family Bathroom
- Private South Facing Rear Garden

18 Rose Allen Avenue, Colchester, Essex . CO2 8WL.

Guide Price £300,000 - £310,000 An excellent example of a contemporary and upgraded three bedroom link-detached family home, with accommodation evenly distributed across three floors and allowing for modern day family living. This family home consists of a large open plan kitchen-diner which over recent years has been fitted to a high standard and makes the ideal hosting space. It features high gloss units and a centre island with a contemporary extractor fan over and UPVC french doors providing access to a private, South facing, low maintenance rear garden. The ground floor also allows for a separate utility room and downstairs cloakroom.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, radiator.

Kitchen/Diner



23' 9" x 11' 3" (7.24m x 3.43m) UPVC windows to front aspect and French doors leading to the rear garden, a range of base and eye level units with Corian work surface over incorporating sink and drainer, integrated electric oven, inset five ring gas hob with extractor hood over, space for fridge/freezer, under stairs storage cupboard, spotlights, radiator.

Utility Room

Plumbing for a washing machine and tumble dryer, door leading to;

Cloakroom

UPVC window to side aspect, low level WC, pedestal wash hand basin, radiator.

First Floor

Landing

Stairs to second floor, storage cupboard, radiator.

Living Room



19' 2" x 10' 1" (5.84m x 3.07m) UPVC windows to front and rear aspects, two radiators, T.V & phone points, vaulted ceiling.

Bathroom



UPVC window to rear aspect, low level WC, pedestal wash hand basin, panel bath with mixer taps, chrome heated towel rail, extractor fan.

Bedroom Three

12' 6" x 7' 10" (3.81m x 2.39m) UPVC window to rear aspect, radiator.

Property Details.

Bedroom Two



11' 0" x 8' 5" (3.35m x 2.57m) UPVC window to front aspect, storage cupboard, radiator.

Second Floor

Landing

Airing cupboard housing the boiler, doors to;

Bedroom One



21' 6" x 11' 5" (6.55m x 3.48m) UPVC window to front and rear aspect, built in double wardrobes, wood effect flooring, eves storage, radiator.

Mezzanine Room

10' 1" x 7' 10" (3.07m x 2.39m) Balcony over looking living room Velux window, radiator, door to:

Shower Room



Velux window, low level WC, pedestal wash hand basin, fully tiled shower cubicle, heated towel rail.

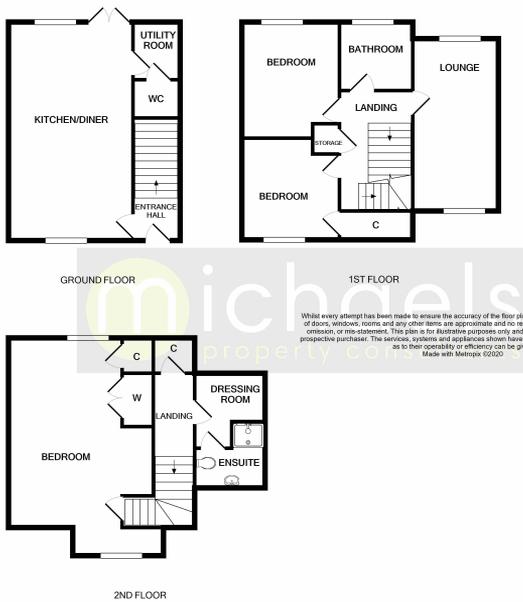
Outside, Garage & Parking



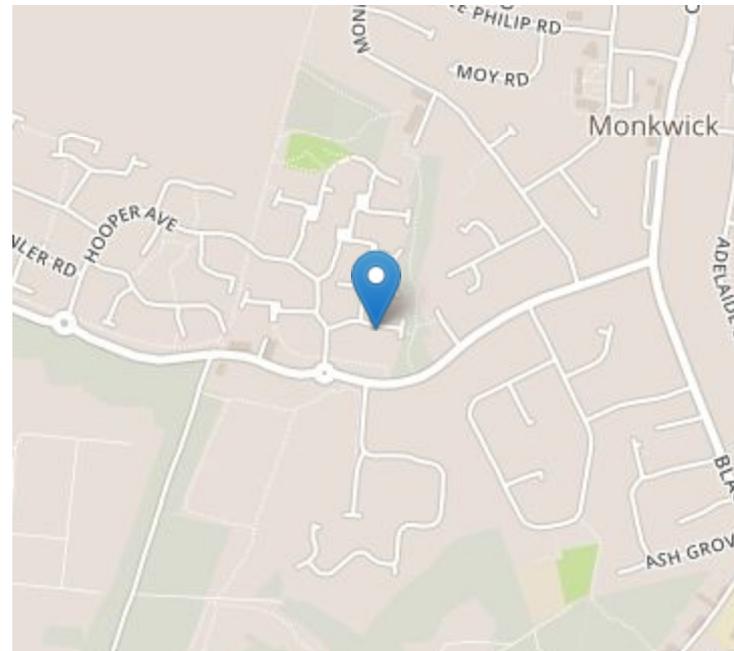
The property benefits from a covered and very generous driveway providing private off street parking for three cars and leads onto the garage with an up and over door, power and lighting connected and there is a secure side gate giving access to the rear garden. The rear garden is mainly laid to lawn with a patio surround and is fully enclosed by brick surround and wooden panelled fencing, garden and wall mounted garden tap.

Property Details.

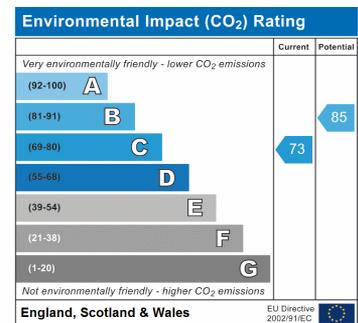
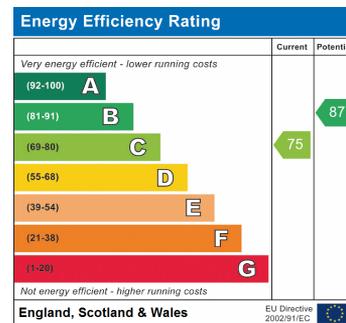
Floorplans



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.