



- Semi Detached Family Home
- South East Colchester
- Impressive Kitchen / Diner
- Three Bedrooms and Family Bathroom
- Generous Plot And Gardens
- Garage and Parking
- Guide Price £275,000 - £285,000

**44 Barn Hall Avenue, Colchester, Essex.
CO2 8SZ.**

Guide Price £275,000 - £285,000 Presented to the market in excellent order, this conventional and upgraded three bedroom semi-detached family home, is situated to the South-East of Colchester and occupies a favorable plot. The ground floor accommodation commences with a welcoming entrance hall featuring solid wood flooring throughout and leads on to an impressive kitchen-diner with a bay front window and modern fitted kitchen. The kitchen is complete with high gloss units, tiled splash backs and integrated appliances throughout.



Property Details.

Entrance Hall

18' 3" x 5' 6" (5.56m x 1.68m) Composite entrance door to front aspect, exposed wood floorboards, stairs to first floor, under stairs storage cupboard, doorways leading to:

Kitchen-Diner



10' 5" x 21' 7" (3.17m x 6.58m) UPVC bay window to front aspect, UPVC window to side aspect, variety of modern fitted high gloss base and eye level units with wood effect working surfaces over, integrated washer/dryer, fridge/freezer, electric fan assisted oven and grill, four ring gas hob with extractor fan over, inset stainless steel sink, drainer and mixer tap over, tiled splash back, inset spotlights, wood effect laminate flooring, radiator

Living Room



13' 1" x 11' 9" (3.99m x 3.58m) UPVC retractable patio doors to rear aspect, radiator, communication input/output points, inset wall satellite box hold

First Floor

First Floor Landing

Stairs to ground floor, radiator, airing cupboard, doors to:

Master Bedroom



10' 0" x 11' 9" (3.05m x 3.58m) UPVC window to front aspect, wall-to-wall wardrobes, radiator

Bedroom Two



7' 5" x 11' 11" (2.26m x 3.63m) UPVC window to rear aspect, radiator, wall-to-wall mirror fronted wardrobes

Property Details.

Bedroom Three



6' 10" x 8' 7" (2.08m x 2.62m) UPVC window side aspect, radiator

Family Bathroom Suite



Tiled walls, 'P' shape bath with shower over and screen, inset spotlights, W.C, wash hand basin, UPVC window to side aspect

Outside, Garden & Parking

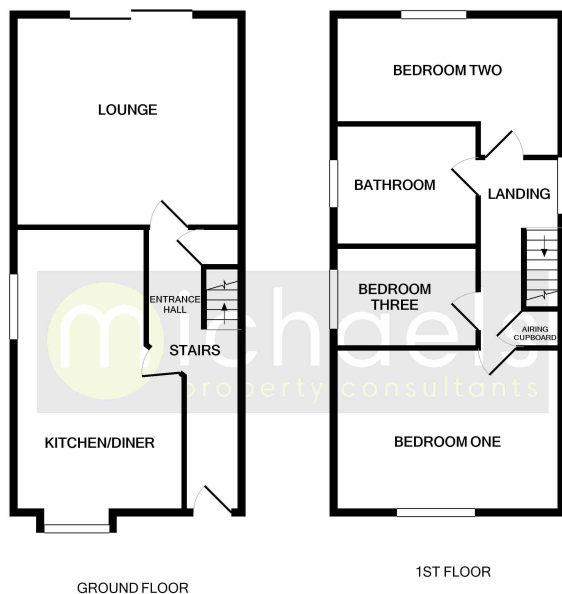


This property occupies an impressive plot and therefore benefits from a large rear garden. The garden commences with raised decking area, with excellent views of the garden, of which is predominately laid to lawn. Backing onto woodland, it is ideal for family walks and the avid dog walker. The boundaries are formed by maintained hedge borders and panel fencing.

This family home is complete with the benefit of an attached garage with full power and a door providing garden side access. Off road parking can easily be found on a private driveway to the front of the property and siding on to an attractive & well maintained landscaped rear garden.

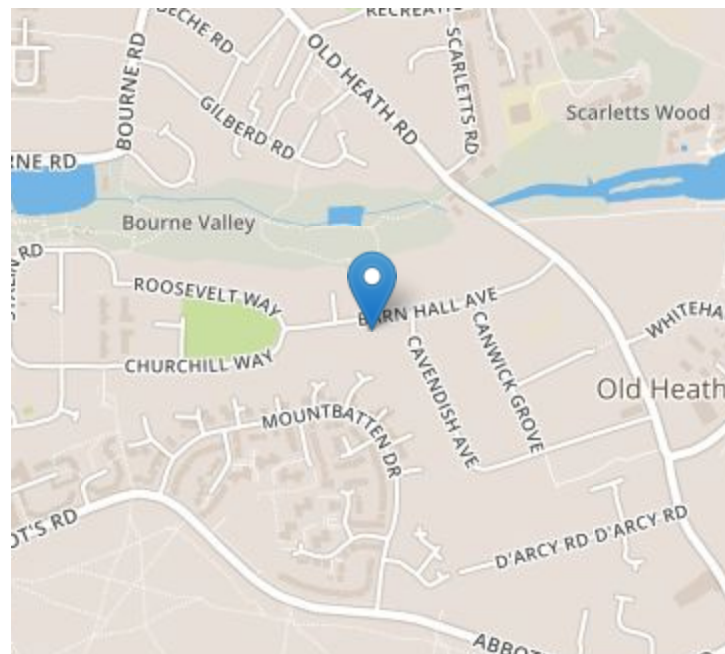
Property Details.

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.