



- Positioned Favourably To The West Of Colchester's City Centre
- An Excellent Example Of A Three Bedroom Semi-Detached Family Home
- Off Road Parking On A Private Driveway
- Extended
- Three Generous Bedrooms
- No Onward Chain
- Large Outbuilding/Studio
- Two Spacious Reception Rooms

## 24 Worthington Way, Colchester, Colchester, Essex. CO3 4LA.

\*\* Guide Price £350,000 to £370,000 \*\* An excellent example of three bedroom semi detached family home, positioned West of Colchester's city centre and within moments of an array of schooling and useful shops, amenities and leisure facilities. It is served by an excellent bus network to Colchester's city centre and North Station, as well as within a short drive to the A12/A120 corridor to London. Presented to market in first class order, this deceptively spacious home offers modern and contemporary day living throughout and is ideal for the expanding family.



# Property Details.

## Ground Floor

### Hallway

Main door into hallway, understairs storage, wood effect flooring, stairs to first floor, doors to:

### Living Room



19' 3" x 11' 11" (5.87m x 3.63m) UPVC window to front aspect, radiator, wood effect flooring.

### Dining Room



10' 11" x 9' 3" (3.33m x 2.82m) Sliding doors to rear garden, radiator.

## Kitchen



13' 3" x 8' 7" (4.04m x 2.62m) UPVC window to rear aspect, full range of base and eye level matching units, cupboards and work surfaces, space for appliances, electric cooker, storage cupboard, door to side.

## First Floor

### Landing

Access to loft hatch, door leading to:

### Bedroom One



11' 4" x 10' 0" (3.45m x 3.05m) UPVC window to front aspect, built in wardrobes, radiator.

# Property Details.

## Bedroom Two



11' 7" x 7' 8" (3.53m x 2.34m) UPVC window to rear aspect, radiator.

## Bedroom Three



7' 8" x 7' 7" (2.34m x 2.31m) UPVC window to rear aspect, radiator.

## Bathroom



9' 6" x 7' 9" (2.90m x 2.36m) Low level W.C, vanity wash basin, radiator, panelled bath, shower cubicle.

## Outside



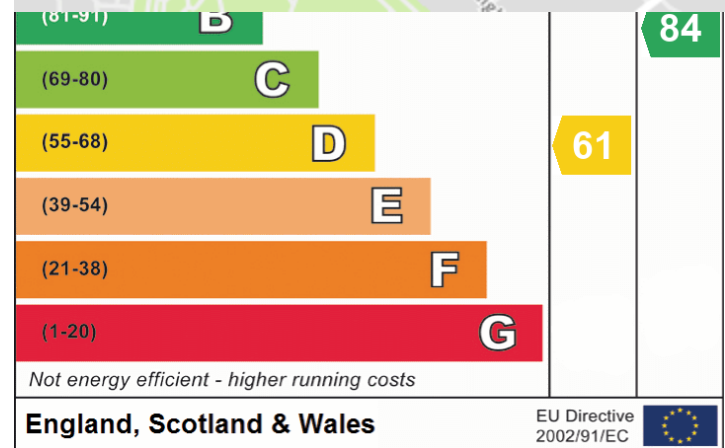
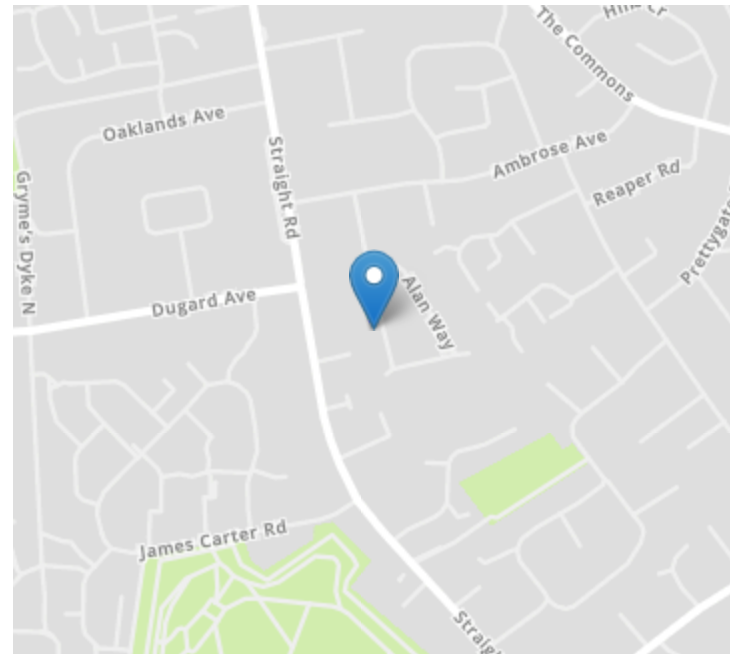
Outside the property offers a large garden, enclosed by panel fencing, laid to patio and predominantly laid to lawn. Further to the rear offers a large summer house/man cave, both with power and light connected. Internally there is a small bar area, projector and separate workshop. To the front of the property provides a driveway for multiple vehicles.

# 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.